

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



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

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

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

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

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

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

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

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

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

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

*Colour Coding Key

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

Site Specific ISA Assessment: IPS009 School Ground, Copse Lane, Freshwater, Isle of Wight, PO40 9DL



Site Name: School Ground, Copse Lane, Freshwater, Isle of Wight, PO40 9DL

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

Site ID: IPS009

Grid Reference: SZ341087400

Size (m2): 51816

Regeneration Area: West Wight

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

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

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Within 170m of AONB Not in tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

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

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

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

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

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

*Colour Coding Key

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

Site Specific ISA Assessment: IPS010 Regina Field, Copse Lane, Freshwater, Isle of Wight, PO40 9DL



Site Name: Regina Field, Copse Lane, Freshwater, Isle of Wight, PO40 9DL

Details: The Site is greenfield, used for agriculture. There are no buildings/structures on Site. The Site has been put forward for general housing or mixed development - housing led.

Site ID: IPS010

Grid Reference: SZ342887698

Size (m2): 57136

Regeneration Area: West Wight

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

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

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Within 210m of AONB Not in tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

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

7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 3 Agricultural field which also includes IPS090. Site is on outskirts of freshwater A small portion of northwest of site within mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A

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

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

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

*Colour Coding Key

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

Site Specific ISA Assessment: IPS019 Castle Works, Castle Road, Wroxall, Isle of wight, PO38 3ED



Site Name: Castle Works, Castle Road, Wroxall, Isle of wight, PO38 3ED

Details: The site has a number of older redundant buildings located on it and some with fire damage

Site ID: IPS019

Grid Reference: SZ550980005

Size (m2): 5,810

Regeneration Area:

Settlement Area: Wroxall Rural Service Centre

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

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

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

	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Partially located within AONB Not in tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of six, Grade 2 listed buildings and directly adjacent to the Church of St Johns Grade 2 Listed Building.	Location of cultural heritage Assets

		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of Greatwood and Cliff Copses SSSI.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 4 Brownfield site Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			

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

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

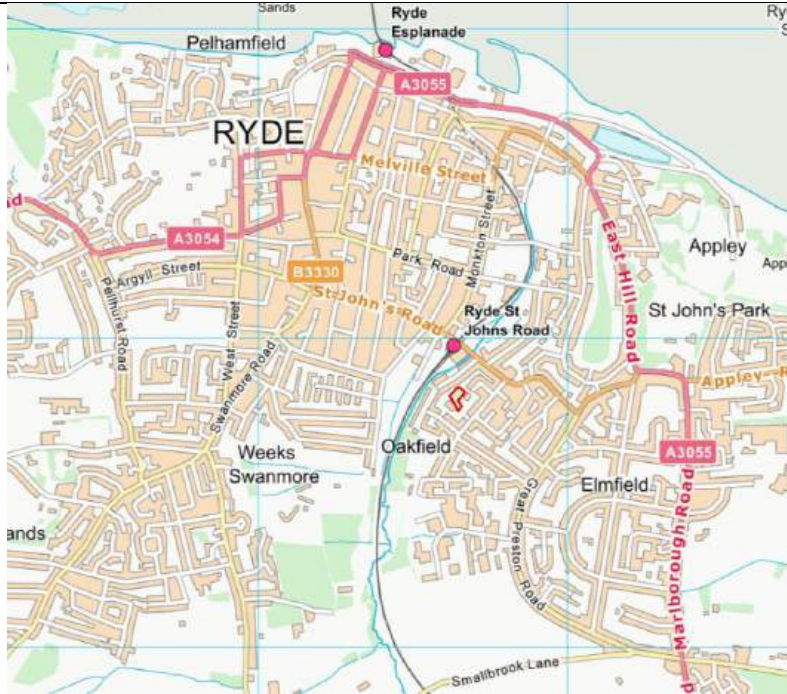
Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met				additional information on traveller sites.	
	Meet the identified need of the Gypsy, Traveller and Travelling Show people communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	Although the Site is directly adjacent to Wroxall Primary School, it is not on the educational site. Its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		Location of schools Location hospitals, green infrastructure
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet	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 within Wroxall Rural Service Centre.	PROW Cycle network Rail network Bus network

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

*Colour Coding Key

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Site Specific ISA Assessment: IPS021 Land to the rear of 34 High Street, Oakfield, Ryde, Isle of Wight



Site Name: Land to the rear of 34 High Street, Oakfield, Ryde, Isle of Wight

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

Site ID: IPS021

Grid Reference: SZ596491809

Size (m2): 1794.88247985

Regeneration Area: Ryde

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

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

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

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

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

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

population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.		The Site is in an area with IMD Decile rank of 2.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					

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

*Colour Coding Key

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



Site Name: Winchester House, Sandown Road, Shanklin

Details: The site is a brownfield land site and incorporates a large building and chapel in its own grounds. The site has been put forward for mixed development (housing led).

Site ID: IPS025

Grid Reference: SZ587982624

Size (m²): 7,303

Regeneration Area: The Bay

Settlement Area: The Bay Primary Settlement

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

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

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

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

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

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

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

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

*Colour Coding Key

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

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

Site Specific ISA Assessment: IPS027 Former Flamingo Park, Oakhill Road, Seaview, Isle Of Wight ,PO34 5AP

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Site Name: Former Flamingo Park, Oakhill Road, Seaview, Isle Of Wight ,PO34 5AP

Details: The Site has a number of buildings and structure in connection with its former use. There are also three residential properties within the Site. The Site has been put forward for general housing and mixed development (housing led)

Site ID: IPS027

Grid Reference: SZ620291611

Size (m2): 63807.234115

Regeneration Area: Ryde

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

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

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

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

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

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

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

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

	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
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Site Specific ISA Assessment: IPS030 Highwood Nursery, Main Road, Rookley, Isle of Wight, PO38 3NH



Site Name: Highwood Nursery, Main Road, Rookley, Isle of Wight, PO38 3NH

Details: The site is a nursery with a number of greenhouses and related buildings and parking to the front of the site and to the south with land to the rear and north, grassed with trees. The site has been put forward for general housing.

Site ID: IPS030

Grid Reference: SZ506384283

Size (m²): 12755

Regeneration Area: East Medina

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		The Site is within 500m of a bus route and within 100m of a Bridal way and public footpath.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed	?	All other sites			

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

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	retreat of the coastline where applicable?					
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve sustainable water resources management.	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zone 2 or 3 or within 100m of a surface water body. Although the Site is not within a groundwater source protection zone, it is within 10m of source protection zone 3.	Flood zones Groundwater Protection Zones Detailed River Network/Main River
	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		South Western corner is in AONB Unknown Tranquil Area Not in NIA	Location of ANOB Location of tranquility areas Location of NIA

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A		South western corner Dark Skies	Location of Dark Skies
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		Locally Listed building directly adjacent to site entrance: former meeting hall. Consideration of its conservation and setting required. Gatcombe House Garden is 1.5 km north west. No other cultural/archaeological designations within close proximity to the site.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity:	Does the Plan seek to protect and enhance	+	The site use is specifically for the		SINC within 250 m (157 m) (Bunkers Copse)	

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	international, national, or locally designated sites and species?		purpose biodiversity improvement		Nearest SSSI is 1.37km south (The Wilderness) No other designations in close proximity.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Grade 3 Southern part of site former nursery, northern wooded. Area on periphery of village. Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site			

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	(safeguarding Best and Most Versatile Grades 1, 2 and 3a)?		is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A
	Does the plan provide any mitigation through green infrastructure?					

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the	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?	?	All other sites			

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

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
everyone to acquire the skills they need to find and remain in work.		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		?	The Site is for general housing and is not on an existing school or hospital site.	Location of schools Location hospitals, green infrastructure
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		The Site is not within a primary or secondary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?					

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect

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

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

	Site Name: Old Hosiden Besson Site, Binstead Road Ryde Isle of Wight PO333NL Details: There are no buildings or structures on Site. There is a large area of hardstanding and some spoil and building waster located within the Site. The Site has been put forward for general housing. Site ID: IPS034 Grid Reference: SZ577092215 Size (m²): 6,408 Regeneration Area: Ryde Settlement Area: Ryde Primary Settlement

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

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

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

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

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

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

11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple deprivation Decile rank 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.	Location of existing traveller sites Location of areas of deprivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			

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

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

*Colour Coding Key

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

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



Site Name: Green Gate Industrial Estate, Thetis Road

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

Site ID: IPS035

Grid Reference: SZ498995538

Size (m²): 1,456

Regeneration Area: West Medina

Settlement Area: Cowes Primary Settlement

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

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

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

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

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

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

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

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

*Colour Coding Key

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: IPS041 Former industrial building and land on the east side of Main Road, Rookley, PO38 3NG



Site Name: Former industrial building and land on the east side of Main Road, Rookley, PO38 3NG

Details: The Site has some brownfield aspects including the building to the front, the rest of the Site is greenfield. The Site has been put forward for general housing and mixed development (housing led).

Site ID: IPS041

Grid Reference: SZ508184364

Size (m2): 42343

Regeneration Area:

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

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

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.		Detailed River Network, OS background mapping suggests an ordinary watercourse borders the western boundary of the site.	
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Approx 50 from AONB Unknown tranquility area Not in NIA Approx 5m from dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of the Old School Cottage, Grade 2, Listed Building	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	The Site is not within a SINC and is not within 1000m of another designated site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

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

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

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

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

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
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-	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 (m²): 18,980

Regeneration Area: West Medina

Settlement Area: Cowes Primary Settlement

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

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

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

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

the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	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?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
	9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially			N/A
Does the plan provide any mitigation through green infrastructure?						

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

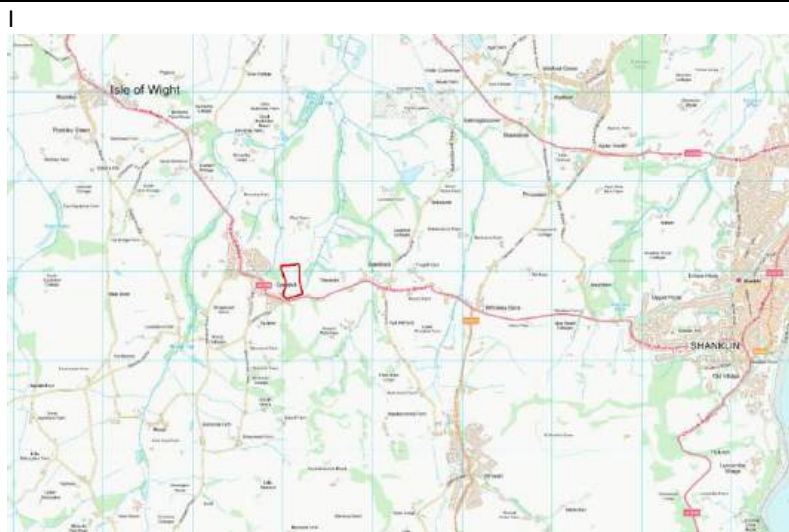
To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?		the top 3 most deprived areas based on IMD decile data.		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 areas of deprivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		Site is within Cowes Primary settlement area.	PROW Cycle network Rail network Bus network

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

*Colour Coding Key

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?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS043 Land at Moor Farm, Godshill and located to the rear of the Council Car Park, with access off Shanklin Road, Godshill, PO38 3JG



Site Name: Land at Moor Farm, Godshill and located to the rear of the Council Car Park, with access off Shanklin Road, Godshill, PO38 3JG
Details: The site is greenfield and there are no buildings or structures located on the site. The site has been put forward for general housing, mixed development (housing led)
Site ID: IPS043
Grid Reference: SZ530981894
Size (m2): 64652
Regeneration Area: The Bay

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

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

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

	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Adjacent to AONB Unknown tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological,	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 11, Grade 2 Listed Buildings with two being directly adjacent to the Site which are associated with the Griffin Public House.	Location of cultural heritage Assets

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

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

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

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing	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.		The Site is not within a primary or secondary settlement area.	PROW Cycle network Rail network Bus network

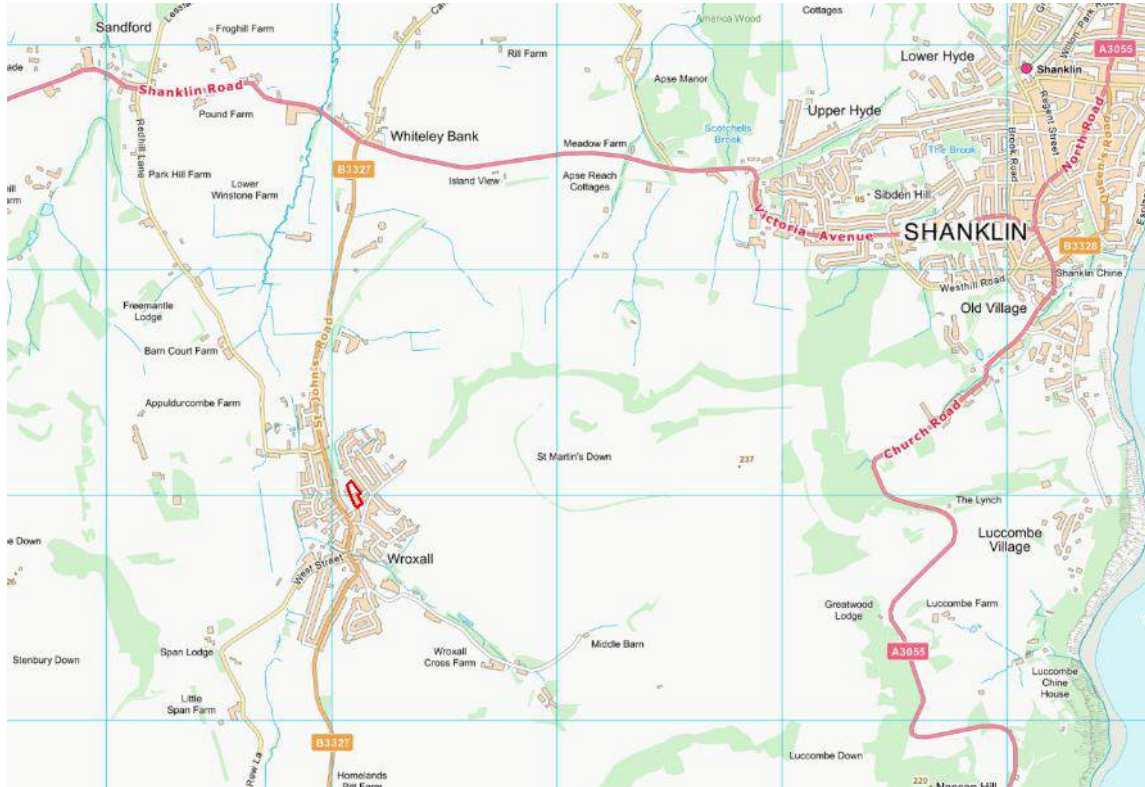
and public facilities to meet the needs of residents and visitors.			Assumed access to key services and facilities.			
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and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

*Colour Coding Key

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Site Specific ISA Assessment: IPS051 Land adjacent to Castleworks, Castle Lane Wroxall Isle of Wight PO38 3DS



Site Name: Land adjacent to Castleworks, Castle Lane Wroxall Isle of Wight PO38 3DS

Details: There are a number of associated buildings within the Site some of which have existing commercial uses. The Site has been put forward for general housing.

Site ID: IPS051

Grid Reference: SZ550779991

Size (m²): 5,810

Regeneration Area:

Settlement Area: Wroxall Rural Service Centre

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

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

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Approx. 40m from AONB Unknown tranquility area Not in NIA Not in dark skies	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, AONB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of seven, Grade II, Listed Buildings.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	The Site is not within a SINC or within 1000m of another designated site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 4 Site is hardstanding and consists of buildings and structures in village of Wroxall Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of	0	The site is in a rural area			

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

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

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

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

*Colour Coding Key

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

Site Specific ISA Assessment: IPS053 117 Medina Avenue, Newport



Site Name: 117 Medina Avenue, Newport

Details: The site is located within Newport and is currently a car sales and MOT garage. It is a relatively flat site with trees to the east boundary. The site has been put forward for general housing and mixed development (housing led).

Site ID: IPS053

Grid Reference: SZ503188372

Size (m²): 4377

Regeneration Area: Newport

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		There are bus stops north of the Site along High Street. Public footpath (N14) crosses the southern edge of the Site, no defined cycle routes nearby. The Site is within 500m of a bus route and within 100m of a cycleway and public footpath.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site lies within Flood Zones 2 and 3 and is within 100m of a surface water body: The River Medina. The Site does not lie	Flood zones Groundwater Protection Zones Detailed River Network/Main River

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

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

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		Old Church House Cottages Grade II Listed Building is 15 m north of the Site. St Mary and St Radgund Church Grade II Listed Building is located 130 m to the south. Not located in a Conservation Area.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	Greenfield site, adjacent to existing settlement. No designations within 250 m of the Site. No nationally or internationally designated sites within 1000 m of the Site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12% by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this)

the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area		Hardstanding – garage & MOT – brownfield – urban location	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?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
	9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A	
Does the plan provide any mitigation through green infrastructure?						

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

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

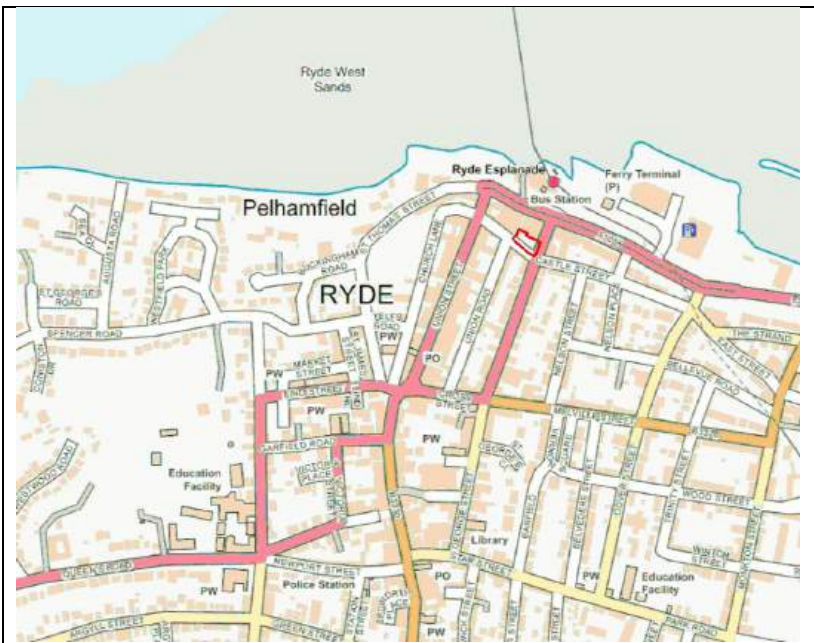
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located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

*Colour Coding Key

Symbol	Explanation of the Effect

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

Site Specific ISA Assessment: IPS0556-8 George Street, Ryde, IOW, PO33 2EB

	Site Name: 6-8 George Street, Ryde, IOW, PO33 2EB Details: The Site is a current garage, showroom and parking located in Ryde. The building is mostly single storey with a two-storey element at the back beyond the parking/internal courtyard. The Site has been put forward for general housing and mixed development (housing led). Site ID: IPS055 Grid Reference: SZ593692836 Size (m2): 904 Regeneration Area: Ryde

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

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

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

	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in TRanquility Area Not in NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of 121 Listed Buildings with three of these being directly adjacent to the Site.	Location of cultural heritage Assets

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

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

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

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing	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.		The Site is within a primary settlement area.	PROW Cycle network Rail network Bus network

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

*Colour Coding Key

Symbol	Explanation of the Effect

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

Site Specific ISA Assessment: IPS057 Merlins Farm, Elm Lane, Calbourne



Site Name: Merlins Farm, Elm Lane, Calbourne

Details: The site is located in Calbourne. There are a number of barn style buildings along with the main residence, paddocks and grazing fields. The site is bounded by a post and wire fence to the north and hedge and bank to the road interspersed with trees. The site has been put forward for mixed development (housing led).

Site ID: IPS057

Grid Reference: SZ425486982

Size (m2): 11677

Regeneration Area: West Wight

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

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

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

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	There are no cultural heritage sites within 250m of the Site.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	The Site does not lie within a SINC and there are no other designated sites within 1000m of the Site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

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

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

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

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

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
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Site Specific ISA Assessment: IPS060 Coppid Hall Farm, Main Road, Havenstreet, Isle of Wight, PO33 4DH

	Site Name: Coppid Hall Farm, Main Road, Havenstreet, Isle of Wight, PO33 4DH Details: The Site includes a collection of farm buildings including open sided barn. The Site has been put forward for general housing and mixed development (housing led). Site ID: IPS060 Grid Reference: SZ564090558 Size (m2): 20827 Regeneration Area: Ryde

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

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

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

			groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A	?	Not in AONB Unknown Tranquility Area Not in NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A				
Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies				
Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites				
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of two Grade 2 Listed Buildings.	Location of cultural heritage Assets

		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the Briddlesford Copses SAC.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield	?	Not in RIGGS ALC 4 Farm buildings and associated structures – brownfield Not in Mineral Safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			

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

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

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

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing	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.		The Site is not within a primary or secondary settlement area.	PROW Cycle network Rail network Bus network

Commented [PW2]: this might need to change to cannot be assessed spatially

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

*Colour Coding Key

Symbol	Explanation of the Effect

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

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



Site Name: Learning Centre, Berry Hill, Lake

Details: The site was Lake Learning Centre. It is currently fenced off and closed due to fire damage. The site is fairly flat at the front and slopes to the north at the rear of the site. The site has been put forward for general housing.

Site ID: IPS065

Grid Reference: SZ583683651

Size (m²): 14,801

Regeneration Area: The Bay

Settlement Area: The Bay Primary Settlement

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

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

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

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

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

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

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

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

	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*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: IPS066 Barton School Site, Green Street, Royal Exchange, Newport



Site Name: Barton School Site, Green Street, Royal Exchange, Newport

Details: The site is the old Barton School site located in Newport. It has a number of accesses to it and a sports field/amenity area to the east. The site has been put forward for general housing

Site ID: IPS066

Grid Reference: SZ505789107

Size (m²): 7440

Regeneration Area: Newport

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

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

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

			groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquility Area Not in NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	No listed buildings or cultural heritage sites within 250 m.	Location of cultural heritage Assets

		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Solent and Dorset Coast SPA is located 490 m northwest of the Site. Solent Maritime SAC, Solent and Southampton Water SPA and Ramsar, and Medina Estuary SSSI are located 830 m northwest. The nearest SINC is River Medina: Pan Mill, 380 m southwest.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban Not in Mineral Safeguarding area Old school – brownfield. Urban area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			

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

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

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

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

*Colour Coding Key

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Site Specific ISA Assessment: IPS067 Depot site at Lowtherville Road, Ventnor, Isle of wight



Site Name: Depot site at Lowtherville Road, Ventnor, Isle of wight

Details: The site is has a number of current businesses and is light industrial in nature. The site has been put forward for mixed development (housing led)

Site ID: IPS067

Grid Reference: SZ554978130

Size (m²): 7,014

Regeneration Area: The Bay

Settlement Area: Ventnor Secondary Settlement

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

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

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

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

7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 5 Brownfield site Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A

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

population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.		Indices of Multiple deprivation Decile rank 2/10 (1 is most deprived). Site will provide housing. The Site is within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of deprivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		
	Does the Plan provide additional opportunity for access to green infrastructure?					

	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is within Ventnor Secondary Settlement Area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use		The Site is for housing and is located in an Employment Allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect

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

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



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

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

Site ID: IPS071

Grid Reference: SZ334187863

Size (m²): 48,844

Regeneration Area: West Wight

Settlement Area: West Wight Secondary Settlement

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

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

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

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

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

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

To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?		the top 3 most deprived areas based on IMD Decile ranking.		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.	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).					
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		Location of schools Location hospitals, green infrastructure
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					

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

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
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: IPS072 Car sales area on the east side of the Main Road



Site Name: Car sales area on the east side of the Main Road

Details: The Site is level with a number of single storey structures and buildings on it. The Site has been put forward for general housing

Site ID: IPS072

Grid Reference: SZ559190159

Size (m2): 2849

Regeneration Area: Ryde

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

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

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

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

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

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

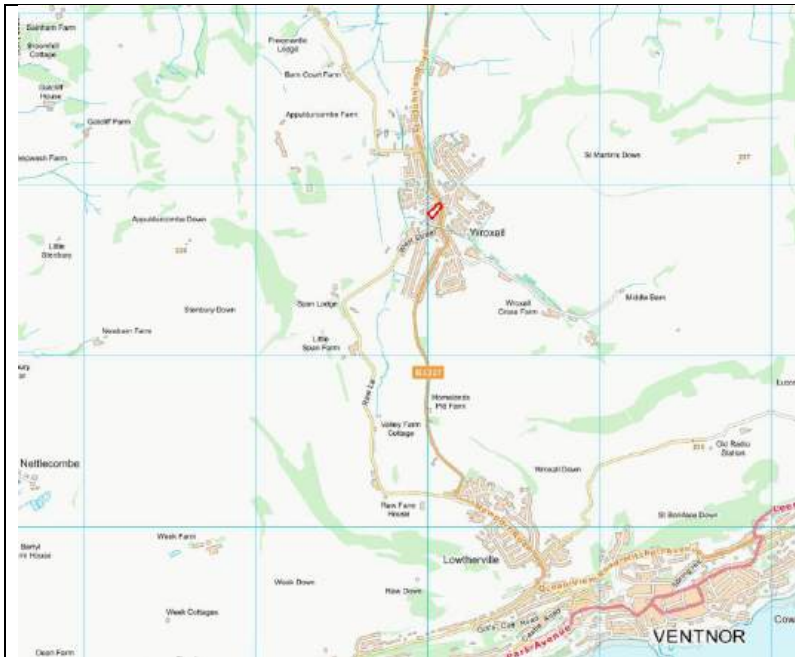
population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio.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

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

*Colour Coding Key

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

Site Specific ISA Assessment: IPS073 Former Worsley Inn, High Street Wroxall



Site Name: Former Worsley Inn, High Street Wroxall

Details: The Site is an old derelict pub. The Site has been put forward for general housing.

Site ID: IPS073

Grid Reference: SZ550479848

Size (m2): 3134

Regeneration Area:

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

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

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		AONB within 50m of site Unknown tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A				
Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies				
Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites				

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of seven, Grade 2, Listed Buildings, two of which are directly adjacent.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	The Site is not within a SINC or within 1000m of another designated site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

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

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

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

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

*Colour Coding Key

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

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



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

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

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

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

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

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

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

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

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

*Colour Coding Key

Symbol	Explanation of the Effect

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

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



Site Name: Former Sandham Middle School Site, Perowne Way Sandown
Details: The Site is the former built part of a school and part grounds. The Site has been put forward for general housing.

Site ID: IPS007

Grid Reference: SZ591884703

Size (m²): 22,971

Regeneration Area: The Bay

Settlement Area: The Bay Primary Settlement

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

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

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

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

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

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

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

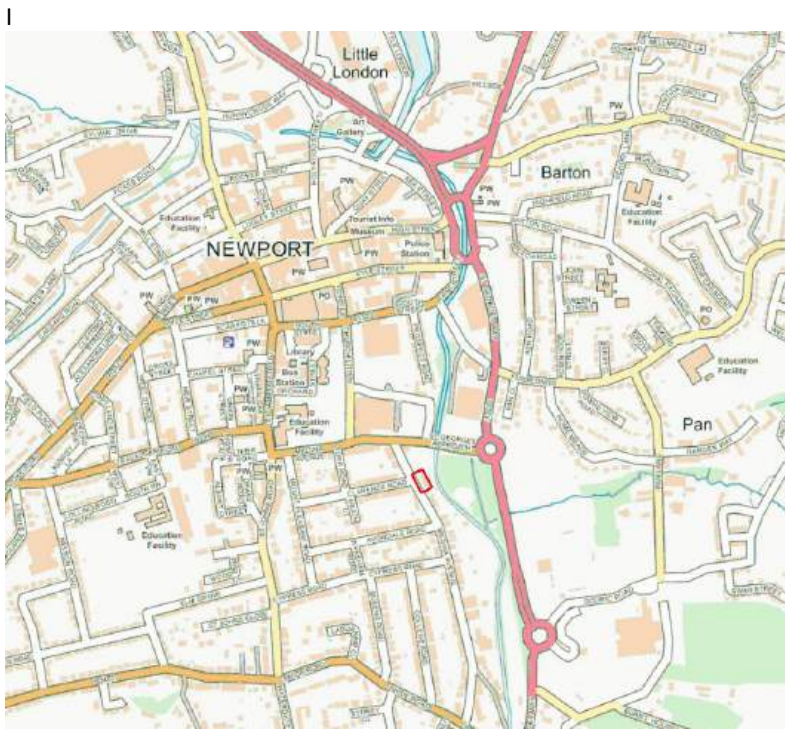
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong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

*Colour Coding Key

Symbol	Explanation of the Effect

+	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: IPS078 Test Centre Site, 23 Medina Avenue Newport PO30 1EL



Site Name: Test Centre Site, 23 Medina Avenue Newport PO30 1EL

Details: The Site is currently a test centre and offices. There is a single storey flat roofed building on the Site. The Site has been put forward for general housing.

Site ID: IPS078

Grid Reference: SZ501888696

Size (m2): 1096

Regeneration Area: West Medina

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

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

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

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of the Newport Roman Villa Scheduled Monument and three Listed Buildings, one of which is Grade 1 associated with the Scheduled Monument .	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the Solent and Dorset Coast SPA, the Shide Quarry SSSI and the Shide Chalk Pit Local Nature Reserve.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SIN.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

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

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

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

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

*Colour Coding Key

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

Site Specific ISA Assessment: IPS079 Ventnor Youth Club, Victoria Street Ventnor



Site Name: Ventnor Youth Club, Victoria Street Ventnor
Details: The Site is a former youth centre and is a character building. The Site has been put forward for general housing and mixed development (housing led)
Site ID: IPS079
Grid Reference: SZ565877592
Size (m2): 370
Regeneration Area: The Bay

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

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

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

	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The site is within 250m of 25, Grade 2 Listed Buildings, none of which are directly adjacent to the Site.	Location of cultural heritage Assets

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

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

	possible, flood risk to people and property?				
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A	N/A
	Does the Plan support new investment in the public realm and cultural facilities?				
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A	N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General Housing and mixed development.
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites		
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.		The site is in an area with IMD Decile rank 2.
					Location of existing traveller sites Location of areas of derivation

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing	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.		The Site is not within a primary or secondary settlement area.	PROW Cycle network Rail network Bus network

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

*Colour Coding Key

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

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

Site Specific ISA Assessment: IPS080 St Thomas Street Car Park, Ryde



Site Name: St Thomas Street Car Park, Ryde
Details: The Site is an existing car park. The Site has been put forward for general housing.
Site ID: IPS080
Grid Reference: SZ591792845
Size (m2): 4503
Regeneration Area: Ryde

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

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

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

	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquility Area Not in NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is with 250m of over 100 Listed Buildings, three of which are directly adjacent to the site.	Location of cultural heritage Assets

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

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

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

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing	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.		The Site is within a primary settlement area.	PROW Cycle network Rail network Bus network

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

*Colour Coding Key

Symbol	Explanation of the Effect

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

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



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

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

Site ID: IPS081

Grid Reference: SZ596584253

Size (m²): 1,549

Regeneration Area: The Bay

Settlement Area: The Bay Primary Settlement

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

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

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

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

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

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

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

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

*Colour Coding Key

Symbol	Explanation of the Effect

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

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



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

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

Site ID: IPS082a

Grid Reference: SZ323286515

Size (m2): 8,340

Regeneration Area: West Wight

Settlement Area: West Wight Secondary Settlement

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

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

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

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

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

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

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

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

*Colour Coding Key

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Site Specific ISA Assessment:



Site Name: Land between Grasmere Avenue & Thornton Close, Appley Road, Ryde

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, mixed development (housing led) and other development.

Site ID: IPS086

Grid Reference: SZ607791750

Size (m2): 33999

Regeneration Area: Ryde

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

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

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

	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of the Appley Farmhouse Benham Lodge, Grade 2, Listed Building.	Location of cultural heritage Assets

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

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

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

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing	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.		The Site is within a primary settlement area.	PROW Cycle network Rail network Bus network

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

*Colour Coding Key

Symbol	Explanation of the Effect

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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: IPS090 Land to the north west of Regina Road, Freshwater, Isle of Wight, PO40



Site Name: Land to the north west of Regina Road, Freshwater, Isle of Wight, PO40

Details: The site is mostly level and currently used for agricultural uses. The site is located on the edge of Freshwater. The boundaries to all sides are mature hedgerows with trees interspersed. The site has been put forward for general housing.

Site ID: IPS090

Grid Reference: SZ342187541

Size (m2): 8362

Regeneration Area: West Wight

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

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

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

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	No cultural heritage sites within 250m of the Site.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the Solent and Dorset Coast SPA, Solent & Southampton Water SPA, the Solent Maritime SAC, The Yar Estuary SSSI, Freshwater Marshes SSSI and Afton Marshes LNR. There are no designated sites within 250m	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

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

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

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

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

*Colour Coding Key

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

Site Specific ISA Assessment: IPS091 Land to the east of Ventnor Road, Apse Heath, PO36 0JT



Site Name: Land to the east of Ventnor Road, Apse Heath, PO36 0JT

Details: The Site is currently agricultural with no buildings or structures. The Site has been put forward for general housing.

Site ID: IPS091

Grid Reference: SZ562983004

Size (m2): 27826

Regeneration Area: The Bay

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

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

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

	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of the Old Princelett Farmhouse, Grade 2 listed building.	Location of cultural heritage Assets

		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the America Wood SSSI.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.	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 Large field in rural area on outskirts of village Site within mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			

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

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

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing	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.		The Site is not within a primary or secondary settlement area.	PROW Cycle network Rail network Bus network

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

*Colour Coding Key

Symbol	Explanation of the Effect

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

Site Specific ISA Assessment: IPS096 Land at Main Road, Wellow, Isle of Wight, PO41 0SZ



Site Name: Land at Main Road, Wellow, Isle of Wight, PO41 0SZ

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

Site ID: IPS096

Grid Reference: SZ385188095

Size (m2): 17305

Regeneration Area: West Wight

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

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

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

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

		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	The Site is not within a SINC or within 1000m of another designated site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.	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 grazing land in rural location in village of Wellow Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			

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

	possible, flood risk to people and property?				
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A	N/A
	Does the Plan support new investment in the public realm and cultural facilities?				
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A	N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing and mixed development
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites		
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple deprivation Decile rank 5/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or
					Location of existing traveller sites Location of areas of derivation

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

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

*Colour Coding Key

Symbol	Explanation of the Effect

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

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

	Site Name: Palmers Farm Brocks Copse Road, Wootton Bridge, Isle of Wight, PO33 4NP Details: The site is a large undulating area, part agriculture, plant hire and machinery part residential/amenity land just off Palmers Road and Brooks Copse Road. The boundaries are a mix of hedgerows with trees and some fencing. The site has been put forward for general housing and mix development - housing led. Site ID: IPS098 Grid Reference: SZ537192744 Size (m2): 101,898 Regeneration Area: East Medina Settlement Area: Wootton Bridge Rural Service Centre

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		The Site is not located within 100m of a bus route or cycle network.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			

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

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

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

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

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

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

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

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

*Colour Coding Key

Symbol	Explanation of the Effect

+	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: IPS102 Land Near Brading Roman Villa / Land off Morton Road Brading



Site Name: Land Near Brading Roman Villa / Land off Morton Road Brading

Details: The Site is greenfield, there are no buildings or structures located on the Site. The developable area has been suggested by the agent as 2.24ha.

Site ID: IPS102

Grid Reference: SZ601886051

Size (m2): 23264

Regeneration Area: Ryde

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

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

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

	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Located in AONB Unknown Tranquility Not in NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of the Brading Roman Villa Scheduled Monument and two grade 2 listed buildings	Location of cultural heritage Assets

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

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

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

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing	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.		The Site is not within a primary or secondary settlement area.	PROW Cycle network Rail network Bus network

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

*Colour Coding Key

Symbol	Explanation of the Effect

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

Site Specific ISA Assessment: IPS104 Land off Solent View Road Seaview PO35 (Land to the rear of 51 - 67)



Site Name: Land off Solent View Road Seaview PO35 (Land to the rear of 51 - 67)

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

Site ID: IPS104

Grid Reference: SZ630590954

Size (m2): 11492

Regeneration Area: Ryde

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

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

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

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

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

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

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

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

*Colour Coding Key

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

Site Specific ISA Assessment: IPS105 Land Adjoining Puckpool Hill (The Archery Field) Ryde (Appley Butts, Appley Playing Field)

In



Site Name: Land Adjoining Puckpool Hill (The Archery Field) Ryde (Appley Butts, Appley Playing Field)

Details: There are a couple of buildings to the western boundary, these are single storey and timber The Site has been put forward for general housing

Site ID: IPS105

Grid Reference: SZ609191921

Size (m2): 18312

Regeneration Area: Ryde

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

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

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

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Thornton Cottage, Grade 2, Listed Building is directly adjacent to the Site.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the Solent and Southampton Water and Solent and Dorset Coast SPAs and the Ryde Sands and Wooton Creek SSSI. Although the Site is not adjacent to the Appley Park SINC, it is not within the site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

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

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

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

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

*Colour Coding Key

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

Site Specific ISA Assessment: IPS114 Land off Chatfield Road (East), Niton



Site Name: Land off Chatfield Road (East), Niton

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

Site ID: IPS114

Grid Reference: SZ513076990

Size (m2): 37082

Regeneration Area: The Bay

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

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

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		In vicinity of AONB Unknown tranquility Not in NIA Within 500m dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A				
Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies				
Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites				

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

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

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

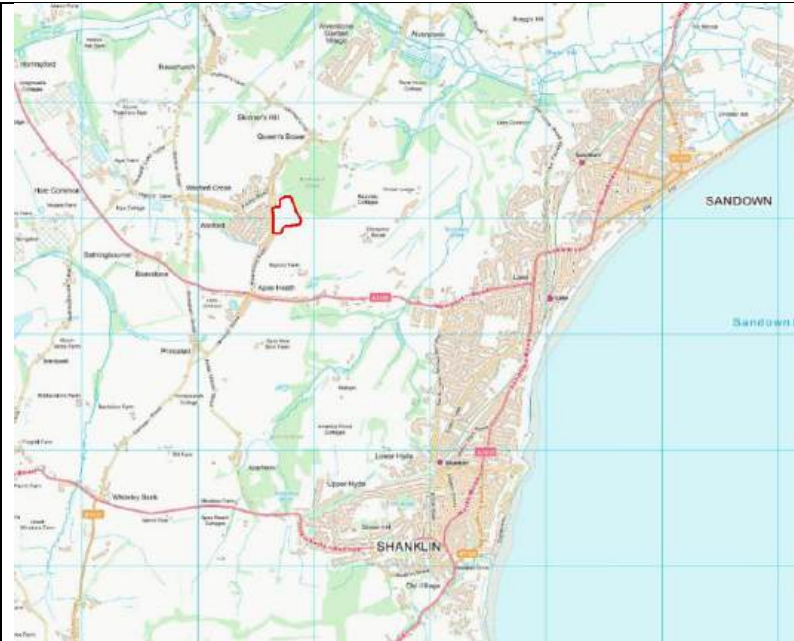
population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio.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

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

*Colour Coding Key

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

Site Specific ISA Assessment: IPS115 Land East of Alverstone Road, Apse Heath, Sandown PO36 0LJ



Site Name: Land East of Alverstone Road, Apse Heath, Sandown PO36 0LJ

Details: The Site is greenfield with no structures on Site. The Site has been put forward for general housing.

Site ID: IPS115

Grid Reference: SZ567484035

Size (m2): 49395

Regeneration Area: The Bay

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

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

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

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

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

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

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

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

*Colour Coding Key

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

Site Specific ISA Assessment: IPS 117 Land Rear of High Street Whitewell



Site Name: Land Rear of High Street Whitewell with Access

Details: The Site is a greenfield Site, there are some structures on it relating to the keeping of a horse. Whilst they have requested the Site be considered as a brownfield site it does not meet the tests as it has not been previously developed. The Site has been put forward for general housing. The submission has suggested that a shop and/or playground could form part of a development.

Site ID: IPS117

Grid Reference: SZ522478015

Size (m2): 16210

Regeneration Area: The Bay

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

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

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

	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Within vicinity of AONB Unknown tranquility area Not in NIA Not in Dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of 13, Grade 2, Listed Buildings and directly adjacent to the Old Church House Cottage Grade 2 Listed Buildings.	Location of cultural heritage Assets

		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	The Site is not within a SINC or within 1000m of another designated site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.	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 used as field for grazing in semi rural area in whitwell village Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			

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

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

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing	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.		The Site is not within a primary or secondary settlement area.	PROW Cycle network Rail network Bus network

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

*Colour Coding Key

Symbol	Explanation of the Effect

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

Site Specific ISA Assessment: IPS125 Land at Seagrove Farm Road, Seaview



Site Name: Land at Seagrove Farm Road, Seaview

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

Site ID: IPS125

Grid Reference: SZ629291020

Size (m2): 9154

Regeneration Area: Ryde

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

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

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

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

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

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

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

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

*Colour Coding Key

Symbol	Explanation of the Effect
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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: IPS126 Taylor Road, Carisbrooke PO30 5QU



Site Name: Taylor Road, Carisbrooke PO30 5QU

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

Site ID: IPS126

Grid Reference: SZ484888713

Size (m2): 10750

Regeneration Area: Newport

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

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

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

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

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

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

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

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

*Colour Coding Key

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

Site Specific ISA Assessment: IPS127 Land west of Eddington Road Nettlestone



Site Name: Land west of Eddington Road Nettlestone

Details: The Site is greenfield and there are no buildings or structures located on it. The Site has been put forward for general housing with an element of affordable.

Site ID: IPS127

Grid Reference: SZ623690179

Size (m2): 43831

Regeneration Area: Ryde

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

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

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

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

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

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

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

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

*Colour Coding Key

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

Site Specific ISA Assessment: IPS131 Land at Baring Road Cowes



Site Name: Land at Baring Road Cowes

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

Site ID: IPS131

Grid Reference: SZ483595392

Size (m2): 5129

Regeneration Area: West Medina

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

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

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

	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of two, Grade 2, Listed Buildings.	Location of cultural heritage Assets

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

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

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

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing	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.		The Site is not within a primary or secondary development area.	PROW Cycle network Rail network Bus network

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

*Colour Coding Key

Symbol	Explanation of the Effect

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

Site Specific ISA Assessment: IPS135 Land north of Perowne Way and west of Brook Close, Sandown, Isle of Wight.

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



Site Name: Land north of Perowne Way and west of Brook Close, Sandown, Isle of Wight.

Details: The Site is greenfield, there are no buildings or structures located on the Site. The Site has been put forward for general housing. Although the form sets out there is a possibility of including an element of independent living accommodation.

Site ID: IPS135

Grid Reference: SZ597385253

Size (m2): 32076

Regeneration Area: The Bay

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

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

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

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

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

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

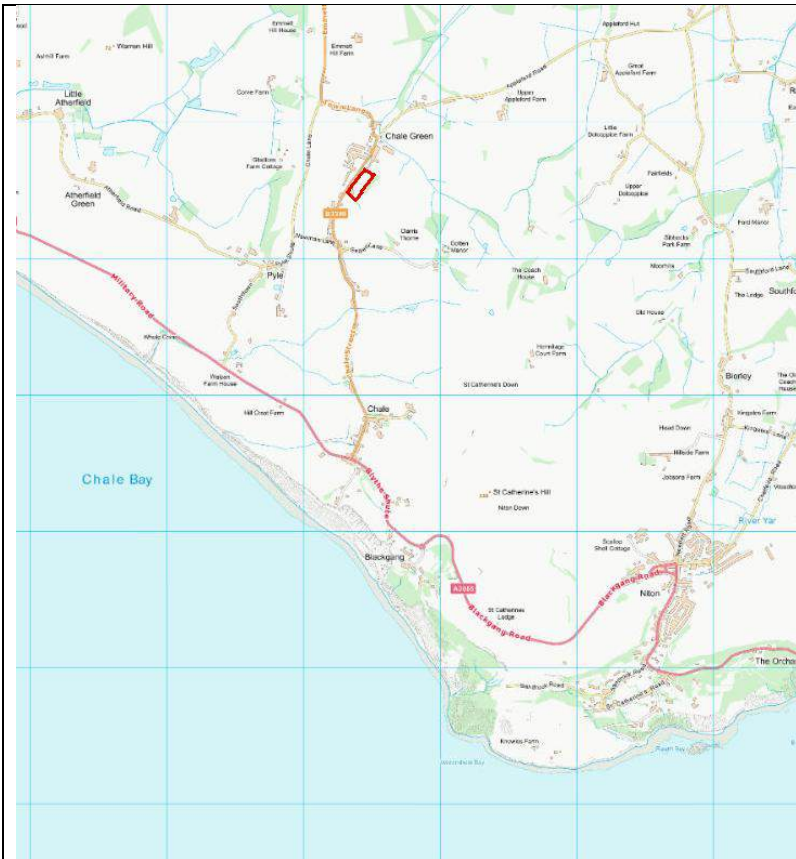
population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio.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

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

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
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-	Negative: Option will result on a negative impact on the objective
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Site Specific ISA Assessment: IPS137 Land at Lower Bramstone Farm, Newport Road, Chale Green, Isle of Wight.



Site Name: Land at Lower Bramstone Farm, Newport Road, Chale Green, Isle of Wight.

Details: The Site forms two sections the field and the farmhouse. The Site has been put forward for general housing.

Site ID: IPS137

Grid Reference: SZ484079555

Size (m2): 17746

Regeneration Area:

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

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

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

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of the Barn Opposite Spanners Close, Grade 2, Listed Building	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	The Site is not within a SINC or within 1000m of another designated site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

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

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

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

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

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
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-	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: IPS145a Land north of Quay Lane, Brading



Site Name: Land north of Quay Lane, Brading

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

Site ID: IPS145a

Grid Reference: SZ609087444

Size (m2): 28756

Regeneration Area: Ryde

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

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

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

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of 44 Listed Buildings.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the Solent and Southampton Water SPA and the Brading Down Local Nature Reserve. The Site is within 250m of the Brading Marshes to St Halen's Ledges SSSI.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

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

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

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

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

*Colour Coding Key

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

Site Specific ISA Assessment: IPS147 Land to east of Chale Street and north of Upper House Lane, Isle of Wight



Site Name: Land to east of Chale Street and north of Upper House Lane, Isle of Wight

Details: The Site is greenfield, there are buildings adjacent to the road. The site has been put forward for general housing.

Site ID: IPS147

Grid Reference: SZ484978018

Size (m2): 53042

Regeneration Area:

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

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

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

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

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

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

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

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

*Colour Coding Key

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

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



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

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

Site ID: IPS150

Grid Reference: SZ606891334

Size (m²): 278,668

Regeneration Area: Ryde

Settlement Area: Ryde Primary Settlement

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

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

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

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

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

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

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

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

*Colour Coding Key

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?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS154 Land to west of Newport Road, NORTHWOOD

	Site Name: Land to west of Newport Road, NORTHWOOD Details: The Site is greenfield with a number of smaller buildings in connection with grazing. The Site has been put forward for general housing. Site ID: IPS154 Grid Reference: SZ489793026 Size (m2): 21621 Regeneration Area: West Medina

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

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

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

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

		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	The Site is not within a SINC or within 1000m of another designated site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12% by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.	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 A paddock with grazing on outskirts of Northwood town West of site is within mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			

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

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

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing	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.		The Site is not within a primary or secondary settlement area.	PROW Cycle network Rail network Bus network

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

*Colour Coding Key

Symbol	Explanation of the Effect

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

1



Site Name: Land between The Spinney & The Linhay, Park Road

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

Site ID: IPS157

Grid Reference: SZ531091220

Size (m2): 5051

Regeneration Area: East Medina

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

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

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

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

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

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

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

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

*Colour Coding Key

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

Site Specific ISA Assessment: IPS160 The Bayhouse Hotel, 8 Chine Avenue, Shanklin, Isle of Wight, PO37 6AG



Site Name: The Bayhouse Hotel, 8 Chine Avenue, Shanklin, Isle of Wight, PO37 6AG
Details: The Site is a hotel with related buildings and parking. The Site has been put forward for general housing and mixed development (housing led).
Site ID: IPS160
Grid Reference: SZ584881185
Size (m2): 1373
Regeneration Area: The Bay

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

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

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

	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in tranquility area Not in NIA Not in Dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of 10, Grade 2, Listed Buildings	Location of cultural heritage Assets

		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the South Wight Maritime SAC and the Sibden Hill Batts Copse Local Nature Reserve.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC urban Landuse hotel and hardstanding – brownfield Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			

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

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

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing	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.		The Site is within a primary settlement area.	PROW Cycle network Rail network Bus network

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

*Colour Coding Key

Symbol	Explanation of the Effect

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

Site Specific ISA Assessment: IPS161 Land between 156 and 162 Gunville Road, Newport

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



Site Name: Land between 156 and 162 Gunville Road, Newport

Details: The site is level, located in the centre of Gunville and is in part a derelict site between a shop and a residential property. The site extends behind beyond the current building line. There are a couple of old metal buildings to the rear. The site has been put forward for general housing.

Site ID: IPS161

Grid Reference: SZ480989021

Size (m2): 2852

Regeneration Area: Newport

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

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

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

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	No listed buildings within 250 m of the Site.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	No nationally or internationally designated sites within 1000m or any SINC's within the site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

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

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

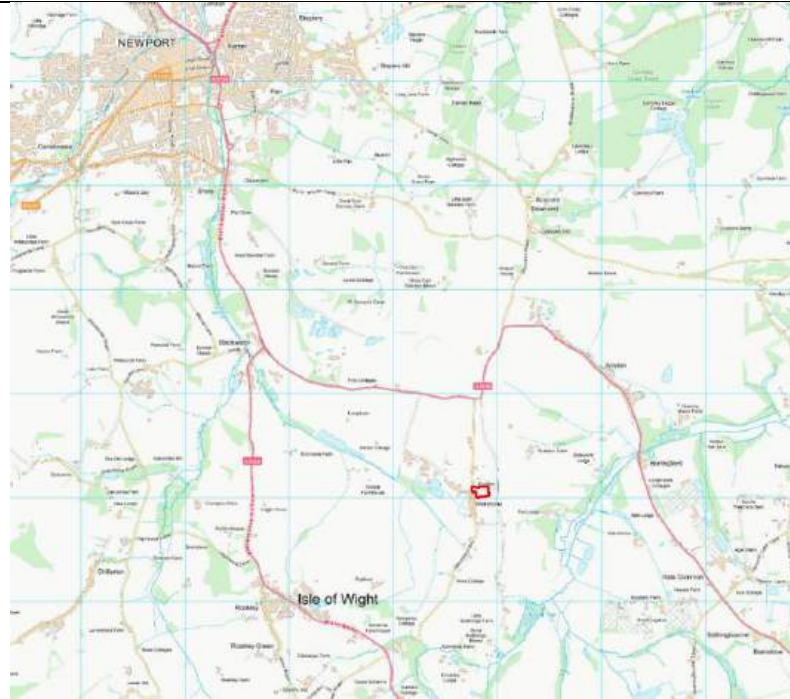
population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio.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

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

*Colour Coding Key

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

Site Specific ISA Assessment: IPS162 Merstone Valley Nurseries, Merstone Lane, Merstone, Isle of Wight, PO30 3DE



Site Name: Merstone Valley Nurseries, Merstone Lane, Merstone, Isle of Wight, PO30 3DE

Details: The site is a former nursery and contains a number of buildings throughout the site including former glass houses. The site is fairly flat and is bounded by a mix of hedgerows and fencing. Located outside of the settlement boundary in rural area. The site has been put forward for general housing and mixed development (housing led).

Site ID: IPS162

Grid Reference: SZ528385070

Size (m²): 13369

Regeneration Area: East Medina

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		The Site is within 500m of a bus route and within 100m of a public footpath.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site does not lie within Flood Zones 2 or 3 and is not within a groundwater source protection zone. The Site is not within 0.1 km of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

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

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

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		Broadfields listed building 455 m northeast. Perreton Farmhouse listed building 450 m northwest. Merstone Manor listed building 670 m northeast. Numerous other listed buildings in the local area.	Location of cultural heritage Assets
	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.		Broadfields listed building 455 m northeast. Perreton Farmhouse listed building 450 m northwest. Merstone Manor listed building 670 m northeast. Numerous other listed buildings in the local area.	Location of cultural heritage Assets
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		SINC 415 m east (Arreton Withybed East) Arreton Down SSSI 2 km north No other designations Rural site setting. Number of large individual tree groupings present within site that would need to be considered as part of the design	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites	?		

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

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

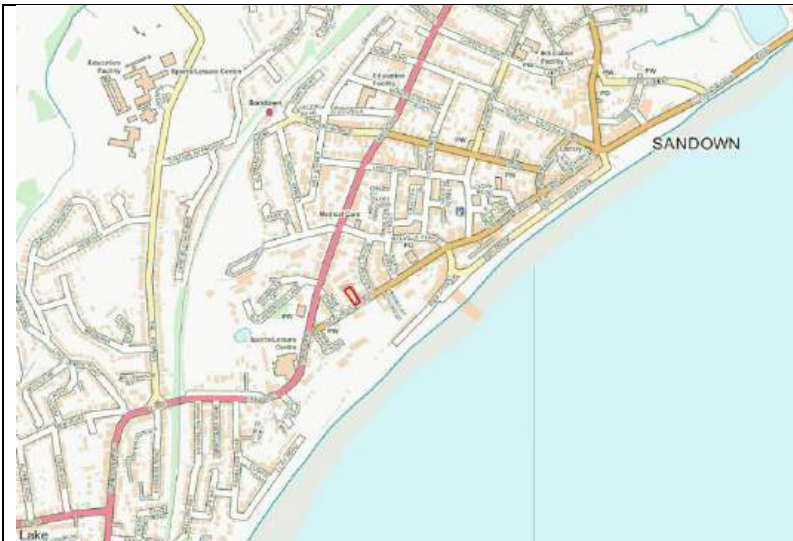
population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio.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

	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		Site is not located within a Primary or Secondary settlement area, no services or facilities in Merstone. Limited utility connections on site, capacity unknown and will likely require extensions.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

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

Site Specific ISA Assessment: IPS177 Chester Lodge Hotel, 7 Beachfield Road, Sandown



Site Name: Chester Lodge Hotel, 7 Beachfield Road, Sandown

Details: The Site is a large Victorian villa style hotel. The Site has been put forward for general housing and mixed development (housing led).

Site ID: IPS177

Grid Reference: SZ595284003

Size (m2): 839

Regeneration Area: The Bay

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

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

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

			groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in tranquility area Not in NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of two, Grade 2, Listed buildings and the Sandown Barrack Battery Scheduled Monument.	Location of cultural heritage Assets

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

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

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

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing	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.		The Site is in a primary settlement area.	PROW Cycle network Rail network Bus network

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

*Colour Coding Key

Symbol	Explanation of the Effect

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

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



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

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

Site ID: IPS183

Grid Reference: SZ642487603

Size (m²): 61,442

Regeneration Area: Ryde

Settlement Area: Bembridge Rural Service Centre

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

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

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

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

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

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

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

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

*Colour Coding Key

Symbol	Explanation of the Effect

+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
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Settlement Area: Bembridge Rural Service Centre

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

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

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

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

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

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

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

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

*Colour Coding Key

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

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



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

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

Site ID: IPS189

Grid Reference: SZ340386567

Size (m²): 60,382

Regeneration Area: West Wight

Settlement Area: West Wight Secondary Settlement Area

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

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

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		AONB is 70m from Site Not in tranquility area Not in NIA Not in dark skies reserve	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A				
Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, AONB or other landscape designation, or noise important area, dark skies				
Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites				
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, 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			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the Isle of Wight Downes, Solent Maritime and South Wight Maritime SACs, Solent and Southampton Water and Solent and Dorset Coast SPAs. It is also within 1000m of the Compton Down, Headon Warren and West High Down and East Yar SSSI and within 250m of Freshwater Marshes SSSI.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Grade Urban Site is agricultural land surrounding by residential areas Not in a mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of	0	The site is in a rural area			

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

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

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

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

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
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-	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: IPS192 Land to South of Clayton Road, Freshwater (Land Area 1 on Plan)



Site Name: Land to South of Clayton Road, Freshwater (Land Area 1 on Plan)

Details: The site is the edge part of an agricultural field located just outside the settlement boundary. There are hedges to the north and east with some tree within the hedges. The site is fairly level before sloping gently to the south. The site has been put forward for general housing and mixed development (housing led)

Site ID: IPS192

Grid Reference: SZ334287018

Size (m2): 25314

Regeneration Area: West Wight

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

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

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

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

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

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

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

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

*Colour Coding Key

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

Site Specific ISA Assessment: IPS196 Land at Puckwell Farm, adjacent to Niton Primary School, Niton.



Site Name: Land at Puckwell Farm, adjacent to Niton Primary School, Niton.

Details: The Site is greenfield, there is a large open structure with roof on the Site. The Site also incorporates a large dwelling and detached garage. The Site has been put forward for general housing.

Site ID: IPS196

Grid Reference: SZ508576587

Size (m2): 3238

Regeneration Area:

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

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

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Adjacent to AONB In tranquillity area Not in NIA 140m from dark skies	Location of ANOB Location of tranquillity areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

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

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

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

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

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

*Colour Coding Key

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

Site Specific ISA Assessment: IPS197 Land off Chatfiled Road, Niton

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Site Name: Land off Chatfiled Road, Niton

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

Site ID: IPS197

Grid Reference: SZ510976977

Size (m2): 17335

Regeneration Area:

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

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

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

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

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

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

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

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

*Colour Coding Key

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

Site Specific ISA Assessment: IPS198 Land at eastern end of Allotment Road, Niton



Site Name: Land at eastern end of Allotment Road, Niton

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

Site ID: IPS198

Grid Reference: SZ513276853

Size (m2): 3662

Regeneration Area:

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

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

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

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

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

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

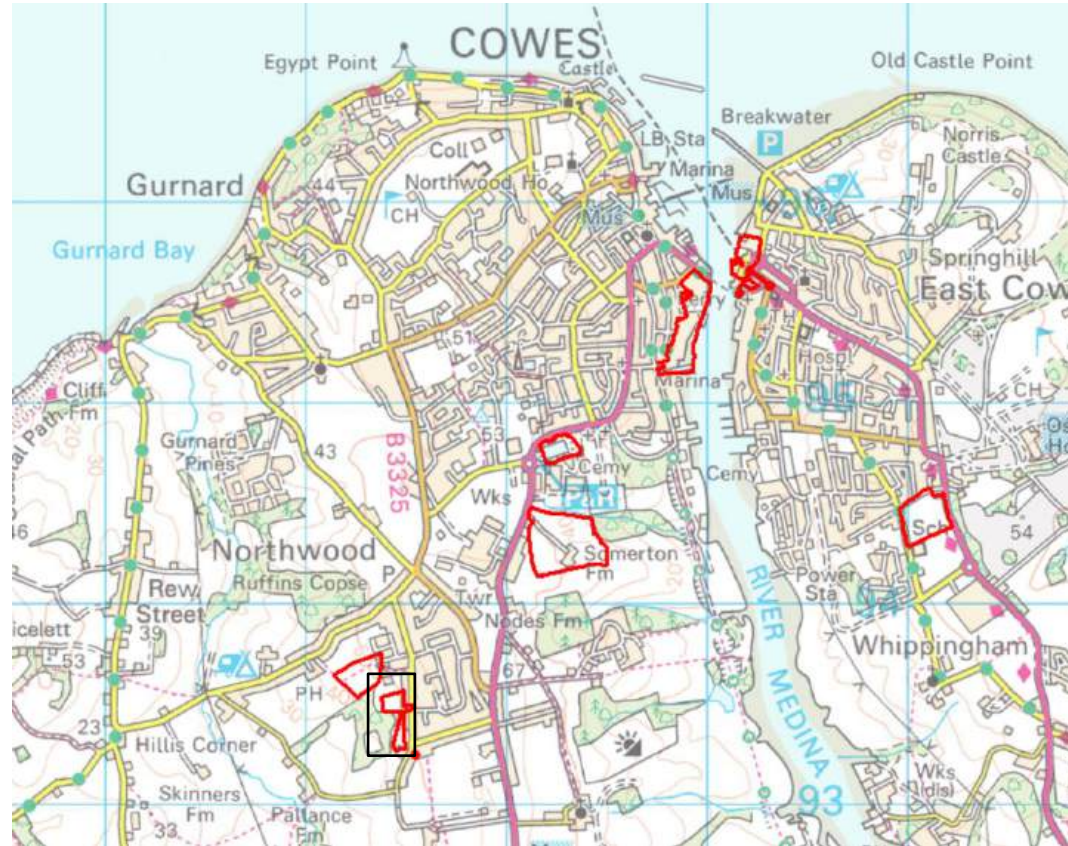
population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio.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

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

*Colour Coding Key

Symbol	Explanation of the Effect
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-	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 (m²): 17,817

Regeneration Area: West Medina

Settlement Area: Cowes Primary Settlement

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

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

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

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

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

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

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

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

*Colour Coding Key

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 (m2): 48,842

Regeneration Area: Newport

Settlement Area: Newport Primary Settlement

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

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

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

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

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

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

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

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

*Colour Coding Key

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+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
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Site Specific ISA Assessment: IPS204 12 Wyatts Lane, Northwood



Site Name: 12 Wyatts Lane, Northwood

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

Site ID: IPS204

Grid Reference: SZ483693869

Size (m2): 1943

Regeneration Area: West Medina

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

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

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

	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of two, Grade 2, Listed Buildings	Location of cultural heritage Assets

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

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

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

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing	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.		The Site is within a primary settlement area.	PROW Cycle network Rail network Bus network

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

*Colour Coding Key

Symbol	Explanation of the Effect

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Site Specific ISA Assessment: IPS205 Land rear of 37 Pallance Road, Northwood



Site Name: Land rear of 37 Pallance Road, Northwood

Details: The Site is greenfield and there are a number wooden structures on it. The Site has been put forward for general housing.

Site ID: IPS205

Grid Reference: SZ483393791

Size (m2): 1907

Regeneration Area: West Medina

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

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

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

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of two, Grade 2, Listed Buildings	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	The Site is not within a SINC or within 1000m of another designated site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

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

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

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

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

*Colour Coding Key

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

The map shows the River Brading flowing from the north towards the south, where it meets the sea at Sandown. The town of Brading is located on the riverbank. Other towns and villages shown include Sandown, Yaverland, and Brading. The map also features various landmarks such as the River Brading, the River Brading, and the River Brading. The map is a detailed topographical representation of the area, showing roads, rivers, and buildings.

Regeneration Area: Ryde

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

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

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

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of 11 Listed Buildings.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the Solent & Southampton Water SPA and the Brading Down Local Nature Reserve. The Site is also within 250m of the Brading Marshes to St. Helen's Ledges SSSI.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

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

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

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

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

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
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Site Specific ISA Assessment: IPS215 Manor Farm (West Field), Wellow Top Road, Wellow, Yarmouth, Isle of Wight PO41 0TB



Site Name: Manor Farm (West Field), Wellow Top Road, Wellow, Yarmouth, Isle of Wight PO41 0TB
Details: The site is located in Wellow on the edge of the hamlet. The site rises from the north west up to the south and also rises from east to west. It is bounded to the east by young trees and hedges to the north and west and buildings to the south. The site has been put forward for mixed development (housing led)
Site ID: IPS215
Grid Reference: SZ388688098
Size (m2): 12911
Regeneration Area: West Wight

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

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

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

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site lies within 250m of four, Grade 2 listed buildings and is directly adjacent to Brook Cottage Grade 2 listed building.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	The Site is not within a SINC and does not lie within 1000m of any designations.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

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

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

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

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

*Colour Coding Key

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

Site Specific ISA Assessment: IPS217 Land adjacent Perowne Way, Sandown



Site Name: Land adjacent Perowne Way, Sandown

Details: The Site is greenfield, there are no buildings or structures located on the Site Unknown

Site ID: IPS217

Grid Reference: SZ594185172

Size (m2): 68414

Regeneration Area: The Bay

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality:	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport		Location of PROW Cycleways

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

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

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

		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the Solent and Dorset Coast SPA and the Alverstone Mead Local Nature Reserve.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 4 Site is agricultural fields on outskirts of Sandown North east of site in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of	0	The site is in a rural area			

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

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

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing	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.		The Site is not within a primary or secondary settlement area.	PROW Cycle network Rail network Bus network

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

*Colour Coding Key

Symbol	Explanation of the Effect

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

Site Specific ISA Assessment: IPS220 Land at Lower Bramstone Farm, Newport Road, Chale Green



Site Name: Land at Lower Bramstone Farm, Newport Road, Chale Green

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

Site ID: IPS220

Grid Reference: SZ483579352

Size (m2): 75663

Regeneration Area:

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

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

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

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of the Barn Opposite Spanners Close, Grade 2, Listed Building.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	The Site is not within a SINC or within 1000m of another designated site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

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

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

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

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

*Colour Coding Key

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

Site Specific ISA Assessment: IPS222 Land at Tithe Barn Farm, adjacent Newport Road, Chale

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



Site Name: Land at Tithe Barn Farm, adjacent Newport Road, Chale

Details: The Site is a mix of greenfield and brownfield and contains the scout hall, public parking area, some redundant barns and a couple of old static caravans. The Site has been put forward for general housing. This would need to be clarified in regards to the scout building and car park.

Site ID: IPS222

Grid Reference: SZ483977817

Size (m2): 15247

Regeneration Area:

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

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

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

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of 15 Listed Buildings with the Lower House Grade 2 Listed Building being directly adjacent.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Thye Site is within 1000m of the Solent and Dorset Coast SPA, South Wight Maritime SAC and the Compton Chine to Steephill Cove SSSI.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

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

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

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

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

*Colour Coding Key

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

Site Specific ISA Assessment: IPS225 Holme Farm, Church Road, Shanklin



Site Name: Holme Farm, Church Road, Shanklin

Details: There are a number of farm buildings and barns within it. The Site has been put forward for general housing.

Site ID: IPS225

Grid Reference: SZ576480363

Size (m2): 9177

Regeneration Area: The Bay

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

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

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

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

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

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

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

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

*Colour Coding Key

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

Site Specific ISA Assessment: IPS226 Westmeanth , Land at White Dymes, Main Road, Newchurch



Site Name: Westmeanth , Land at White Dymes, Main Road, Newchurch
Details: The Site is greenfield with some dilapidated barns and greenhouses located within it. The Site has been put forward for general housing.
Site ID: IPS226
Grid Reference: SZ558585124
Size (m2): 13531
Regeneration Area: The Bay

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality:	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport	The Site is within 100m of a bridleway.	Location of PROW Cycleways

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

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

	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Unknown tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of the Veniscombe, Grade 2, Listed Building	Location of cultural heritage Assets

		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the Alverstone Marshes SSSI.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is designation, woodland or heavily wooded area. (is the site located within or adjacent to a SINC/National/International designation/is designated site within 250m?)			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to	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 2 Land use is agriculture and horticulture Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of	0	The site is in a rural area			

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

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

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing	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.		The Site is not within a primary or secondary settlement area.	PROW Cycle network Rail network Bus network

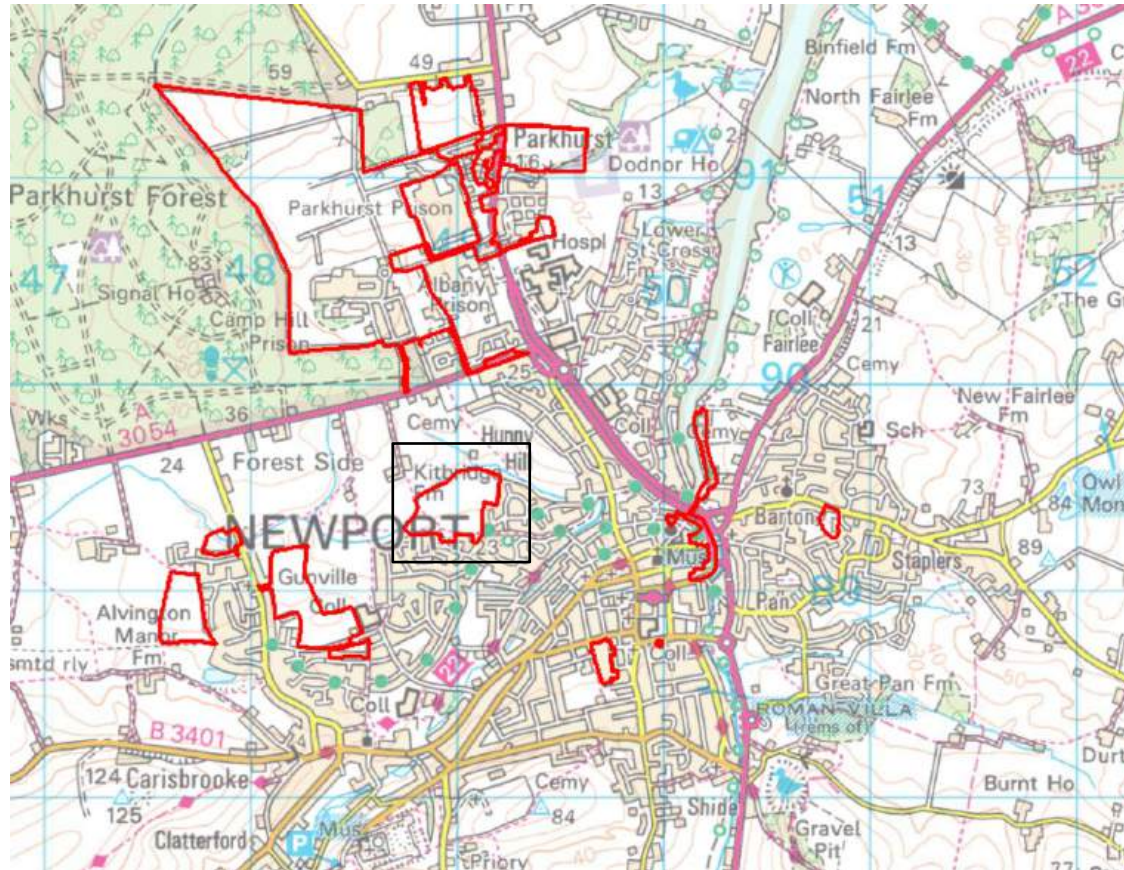
and public facilities to meet the needs of residents and visitors.			Assumed access to key services and facilities.			
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and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

*Colour Coding Key

Symbol	Explanation of the Effect

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

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



Site Name: Land West of Sylvan Drive, Newport

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

Site ID: IPS231

Grid Reference: SZ490589427

Size (m²): 102,867

Regeneration Area: Newport

Settlement Area: Newport Primary Settlement

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

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

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

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

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

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

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

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

*Colour Coding Key

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

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



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

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

Site ID: IPS233

Grid Reference: SZ481789107

Size (m²): 33,359

Regeneration Area: Newport

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

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

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

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

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

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

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

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

*Colour Coding Key

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

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

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



Site Name: Land to rear of Gunville Road, Newport

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

Site ID: IPS234

Grid Reference: SZ482088958

Size (m²): 24,414

Regeneration Area: Newport

Settlement Area: Newport Primary Settlement

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

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

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

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

the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	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?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach					

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

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

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

*Colour Coding Key

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

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



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

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

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

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

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

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

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

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

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

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

*Colour Coding Key

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: IPS247 Land opposite Holme Farm, Church Road, Shanklin

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



Site Name: Land opposite Holme Farm, Church Road, Shanklin

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

Site ID: IPS247

Grid Reference: SZ576980262

Size (m2): 5778

Regeneration Area: The Bay

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

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

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

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

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

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

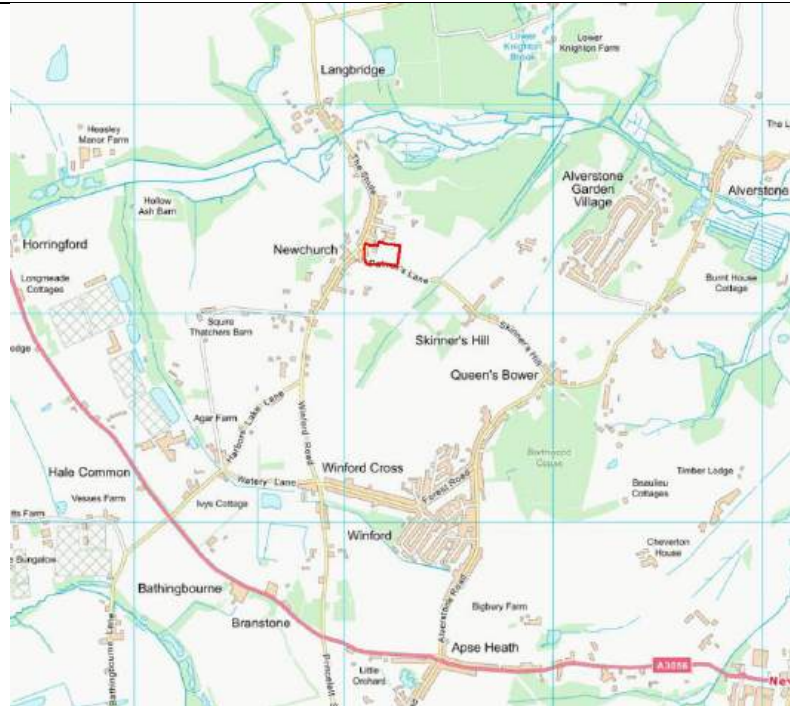
population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio.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

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

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
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-	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: IPS250 Popes Farm, High Street, Newchurch



Site Name: Popes Farm, High Street, Newchurch

Details: The Site is greenfield but has a number of structure and buildings to the west, this includes some new builds.

Site ID: IPS250

Grid Reference: SZ561785286

Size (m2): 15655

Regeneration Area: The Bay

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

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

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

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of two Grade 2 Listed Buildings, with on located directly adjacent, and a Grade 1 listed Building: Church of All Saints.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the Alverstone Marshes SSSI.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

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

consequences related to climate change.	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?				
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A	N/A
	Does the Plan support new investment in the public realm and cultural facilities?				
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A	N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	No information available
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites		

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

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

*Colour Coding Key

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: IPS263 Land off Chatfield Road & Allotment Road, Niton



Site Name: Land off Chatfield Road & Allotment Road, Niton

Details: The Site is greenfield, there are no buildings or structures located on the Site. It has been put forward for general housing.

Site ID: IPS263

Grid Reference: SZ512176905

Size (m2): 5674

Regeneration Area: The Bay

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

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

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

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

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

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

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

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

*Colour Coding Key

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

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



Site Name: Land off Quarry Road, Ryde

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

Site ID: IPS271

Grid Reference: SZ592691564

Size (m²): 14,959

Regeneration Area: Ryde

Settlement Area: Ryde Primary Settlement Area

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

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

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

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

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

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

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

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

*Colour Coding Key

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-	Negative: Option will result on a negative impact on the objective

?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS281 Gibb Well Field, off Seaview Lane, Seaview



Site Name: Gibb Well Field, off Seaview Lane, Seaview

Details: The Site is a mix of PDL and greenfield. There is a brick building with slate roof on Site and some corrugated iron structures. The Site has been put forward for general housing.

Site ID: IPS281

Grid Reference: SZ623890912

Size (m2): 18716

Regeneration Area: Ryde

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

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

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

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

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

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

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

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

*Colour Coding Key

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

Site Specific ISA Assessment: IPS283 31 Ventnor Road, Apse Heath, Isle of Wight, PO36 0JT



Site Name: 31 Ventnor Road, Apse Heath, Isle of Wight, PO36 0JT

Details: The main house and garage would remain. It has been advised that the summerhouse, workshop and stables would be removed. The Site has been put forward for general housing/affordable housing.

Site ID: IPS283

Grid Reference: SZ564883169

Size (m2): 7572

Regeneration Area: The Bay

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

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

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

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

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

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

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

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

*Colour Coding Key

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

Site Specific ISA Assessment: IPS285 Land off Alum Bay New Road, Totland



Site Name: Land off Alum Bay New Road, Totland

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

Site ID: IPS285

Grid Reference: SZ320886162

Size (m2): 7410

Regeneration Area: West Wight

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

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

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

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

		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the Isle of Wight Downs and South Wight Maritime SACs and the Solent and Dorset Coast SPA. The Site is also within 250m of the Headon Warren and West High Down and Lacey's Farm Quarry SSSIs.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC urban & 4	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area		Site is agricultural meadow in outskirts of Totland Not in mineral safeguarding area	

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

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

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing	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.		The Site is not within a primary or secondary settlement area.	PROW Cycle network Rail network Bus network

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

*Colour Coding Key

Symbol	Explanation of the Effect

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

Site Specific ISA Assessment: IPS286 Site of former Southview Cottages, Niton Road, Rookley



Site Name: Site of former Southview Cottages, Niton Road, Rookley

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

Site ID: IPS286

Grid Reference: SZ508983671

Size (m2): 2990

Regeneration Area: West Medina

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality:	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport	The Site is within 100m of a public footpath.	Location of PROW Cycleways

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

To maintain and improve air quality			or for public transport (train, Solent crossing) (500 m)			Bus routes Railways Number of units
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve 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 nor it is within 100m of a surface water body. The Site does fall within groundwater source protection zone 3.	Flood zones Groundwater Protection Zones Detailed River Network/Main River
	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			

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

		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	The Site is not within a SINC or within 1000m of another designated site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.	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 Linear greenspace adjacent to road and opposite residential housing in rural location – village of Rookly Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			

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

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

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing	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.		The Site is not within a primary or secondary settlement area.	PROW Cycle network Rail network Bus network

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

*Colour Coding Key

Symbol	Explanation of the Effect

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

Site Specific ISA Assessment: IPS290 Crossway, East Coves, PO32 6HY



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

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

Site ID: IPS290

Grid Reference: SZ510894433

Size (m²): 47,571

Regeneration Area: East Medina

Settlement Area: East Coves Primary Settlement

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

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

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

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

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

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

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

	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
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Site Specific ISA Assessment: IPS297 Land at St John's Road, Wroxall



Site Name: Land at St John's Road, Wroxall

Details: The Site is greenfield, there are no buildings or structures located on the Site. It has been put forward for general housing

Site ID: IPS297

Grid Reference: SZ548580604

Size (m2): 37095

Regeneration Area: The Bay

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

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

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

	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Within vicinity of AONB In tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of two, Grade 2, listed buildings associated with Yard Farmhouse.	Location of cultural heritage Assets

		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the Greatwood and Cliff Copses SSSI. Although the Site is not within a SINC, there is some scattered trees and woodland within the Site boundary.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 3 Site is fields with trees on outskirts of Wroxhall village – rural North west of wite in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			

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

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

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing	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.		The Site is not within a primary or secondary settlement area.	PROW Cycle network Rail network Bus network

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

*Colour Coding Key

Symbol	Explanation of the Effect

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

Site Specific ISA Assessment: IPS300a Land fronting Thorley Street (small Site), Thorley



Site Name: Land fronting Thorley Street (small Site), Thorley

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

Site ID: IPS300a

Grid Reference: SZ378988465

Size (m2): 13062

Regeneration Area: West Wight

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

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

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

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

		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is not within a SINC and does not lie within 1000m of a designated site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.	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 field in rural location of Thorley Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			

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

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

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

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

*Colour Coding Key

Symbol	Explanation of the Effect

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

Site Specific ISA Assessment: IPS306 Land at Moor Lane (2), Brighstone



Site Name: Land at Moor Lane (2), Brighstone

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

Site ID: IPS306

Grid Reference: SZ421783423

Size (m2): 3728

Regeneration Area: West Wight

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

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

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

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

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

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

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

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

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
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-	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: IPS307 Land south of 45 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: IPS307

Grid Reference: SZ489591299

Size (m²): 71766

Regeneration Area: Newport

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

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

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area In vicinity of NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and 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.	
			A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Site is Greenfield land, Noke Plantation SINC is adjacent to the western boundary. Parkhurst Forest SSSI is located 470 m west of the Site. Medina Estuary SSSI, Solent and Southampton Water Ramsar and SPA and Dodnor Creek LNR are located 690 m east.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 3 Agricultural, grazing and some outbuildings Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of	0	The site is in a rural area			

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

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

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

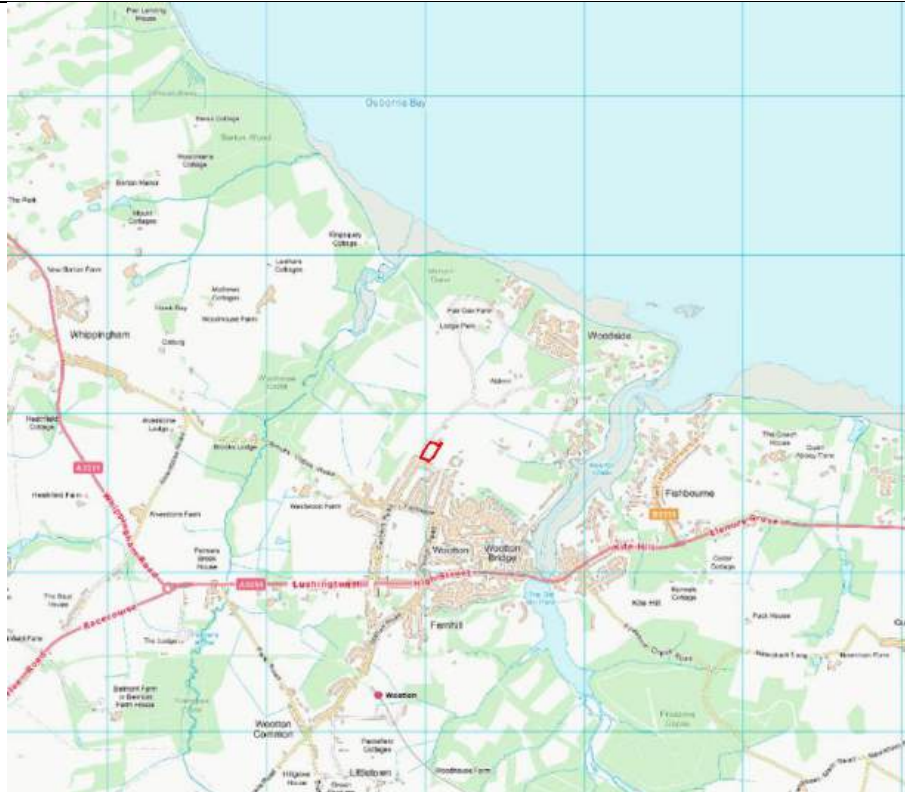
the needs of residents and visitors.	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the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

*Colour Coding Key

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

?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS312 Reynards Cattery, Palmers Road, Wootton



Site Name: Reynards Cattery, Palmers Road, Wootton

Details: The site is a large flat garden area, home and buildings relating to a cattery business. The boundaries are a mix of hedgerows and trees with some fencing to the south. The site has been put forward for general housing. See also IPS098 directly adjacent to the west.

Site ID: IPS312

Grid Reference: SZ540292774

Size (m²): 8,191

Regeneration Area: East Medina

Settlement Area: Wootton Rural Service Centre

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

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

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

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		Listed building 130m /175m east (Wootton Manor and the Cottage// St Edmunds Church)	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: 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		No SINC within 250 m. SSSI 800m east. Ryde sands and Wootton Creek. International designations 385 m northwest (Kings Quay Shore SSSI, Solent and Southampton Water Ramsar and SPA, Solent Maritime SAC)) Briddlesford Copse SAC 1.3 km southeast. Site is largely greenfield with hedgerows and woodlands on site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12% by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 3	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this)

the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area		Site is a cattery - Buildings to north and north east, rest is garden. Site is on the periphery of Wootton Small section to north 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?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A
	Does the plan provide any mitigation through green infrastructure?					

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

To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?		the top 3 most deprived areas based on IMD decile data.		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 areas of deprivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).		-	Site is for another use and is on an existing affordable housing or traveller site		
			?	All other sites		
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
			-	Site is on an existing education site / and change of use to non educational		
			?	All other sites		
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?		Cannot be assessed spatially	N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet	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 Wootton Rural Service Centre.	PROW Cycle network Rail network Bus network

the needs of residents and visitors.	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment 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: IPS316 Medham Farm, Medham Farm Lane (2), Northwood



Site Name: Medham Farm, Medham Farm Lane (2), Northwood

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

Site ID: IPS316

Grid Reference: SZ491193550

Size (m2): 12258

Regeneration Area: West Medina

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

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

1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport or for public transport (train, Solent crossing) (500 m)		The Site is within 200m of a bus route.	Location of PROW Cycleways Bus routes Railways Number of units
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve sustainable water resources management.	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not fall within Flood Zones 2 or 3 or a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River
	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			

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

		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the Solent & Southampton Water SPA, the Solent Maritime SAC and the Medina Estuary SSSI.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.	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 field within Northwood close to residential area Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			

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

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

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing	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.		The Site is not within a primary or secondary settlement area.	PROW Cycle network Rail network Bus network

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

*Colour Coding Key

Symbol	Explanation of the Effect

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

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



Site Name: Land rear of Harry Cheek Gardens, Northwood

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

Site ID: IPS317

Grid Reference: SZ482793695

Size (m²): 20,918

Regeneration Area: West Medina

Settlement Area: Cowes Primary Settlement

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

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

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

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of two Grade II Listed Buildings.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	The Site is not within a SINC or within 1000m of another designated site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC urban Site is green/open space behind residential housing on the outskirts of Northwood town Southern part of site in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A

consequences related to climate change.	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			

population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple deprivation Decile rank 7/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					

	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is within Cowes Primary Settlement Area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective

0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS318 Land adjoining Lushington Hill & Hunters Way, Wootton



Site Name: Land adjoining Lushington Hill & Hunters Way, Wootton

Details: The site is a series of fields just outside Wootton. The site is fairly level and is bounded by hedgerows and trees. The site is located along the main road and has houses to the east and south. Part of the site has the benefit of planning permission. The site has been put forward for general housing.

Site ID: IPS318/HA053

Grid Reference: SZ533992152

Size (m²): 55,872

Regeneration Area: East Medina

Settlement Area: Wootton Rural Service Centre

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		Site lies along bus route 9 (to Newport and Ryde). Network of PROW in the wider area, footpath along Lushington Hill on the opposite side to Site. However, the Site is directly adjacent to Queensgate Foundation Primary School.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zones 2 or 3 and is not within a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Unknown Tranquility Area Within vicinity of NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	No Listed buildings or scheduled monuments within 250m of the Site. The Site is not located within a Conservation Area.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is currently greenfield grass/farmland. Eastern boundary of the Site is directly adjacent to the Lushington Copse SINC. Quarrel's Copse/Wootton Common SINC is 85 m south. Solent Maritime SAC, Solent and Southampton Water & Ramsar, King's Quay Shore SSSI are 900m northwest of the Site. Hedgerows within the Site boundary have the potential to be of high ecological/biodiversity importance and require further surveys.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 3 Site is agricultural land alongside urban	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this)

the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	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?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A
	Does the plan provide any mitigation through green infrastructure?					

	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality:	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

To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?		the top 3 most deprived areas based on IMD decile data.		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 areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					

16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		Site is not located within a Primary or Secondary settlement area. The Site is within Wootton Rural Service Centre.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment area			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS319 The Builder's Yard, Yarbridge, Brading



Site Name: The Builder's Yard, Yarbridge, Brading

Details: The Site was historically a builders yard but has been disused for some time and has now become overgrown. There are some small corrugated and wooden structures on Site. All of which are in a state of disrepair. The Site has been put forward for general housing

Site ID: IPS319

Grid Reference: SZ604586329

Size (m2): 4829

Regeneration Area: Ryde

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport or for public transport (train, Solent crossing) (500 m)		The Site is within 100m of a bus route and a public footpath.	Location of PROW Cycleways Bus routes Railways Number of units
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zones 2 or 3 or a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		In an AONB Not in tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of two, Grade 2, Listed Buildings.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the Solent & Southampton Water SPA, the Brading Marshes to St. Helen's Ledges SSSI and the Brading Down Local Nature Reserve.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 3 Former builders yard overgrown with mature trees in village of Brading on outskirts of Sandown Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A

consequences related to climate change.	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			

population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					

	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is not within a primary or secondary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS323 Somerton Farm, Newport Road, Cowes, Isle of Wight



Site Name: Somerton Farm, Newport Road, Cowes, Isle of Wight

Details: The site is a large area on the edge of Cowes. It is immediately adjacent to an existing employment site to the north and west and some sporadic residential development. The site slopes towards the River Medina to the east. The site has been put forward for general housing/ mixed development (housing-led).

Site ID: IPS323

Grid Reference: SZ495294209

Size (m²): 97,586

Regeneration Area: West Medina

Settlement Area: Cowes Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		The Site is within 500m of a bus route and within 100m of a cycleway and footpath.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site is not within Flood Zone 2 or 3 or a groundwater source protection zone. The Site is crossed by an ordinary watercourse which flows from Somerton and through Bottom Copse. The watercourse is	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (Section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.		a tributary of the River Medina, which is designated Main River, with its confluence approximately 100m downstream of the Site.	
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Site is not in an AONB, or Tranquil Area or within a Dark Sky reserve. Site is adjacent to a NIA	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, AONB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		Hope Cottages and Fryers Cottage Grade II Listed Buildings are 100 m southwest of the Site. The Site is not within a Conservation Area.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Greenfield site – directly adjacent to Simmington Copse SINC, Calving Close Copse SINC, Cowes Cemetery Woods (Shambler’s Copse and Bottom Copse) SINC, Newport-Cowes Cycle Track SINC. The Solent Maritime SAC, Solent and Southampton Water SPA and Ramsar, and Medina Estuary SSSI are located 50 m southeast of the Site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Site is not within a RIGGS ALC Grade 3 Site is semi-rural agricultural land adjacent to industrial estate and	Location of RIGGS Location of agri land grading Contaminated land register (we don’t have this)

the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	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?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
	9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially			N/A
Does the plan provide any mitigation through green infrastructure?						

	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?				
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?				
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing, mixed development.
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites		
13. Social Inclusion and Equality:	Provision for a range of flexible accommodation focussed on	+	Site includes traveller allocation or is within	?	Indices of Multiple deprivation Decile rank 7/10 (1 is most
					Location of existing traveller sites

To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?		the top 3 most deprived areas based on IMD decile data.		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 areas of deprivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes		The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		Site is within Cowes Primary Settlement Area.	PROW Cycle network Rail network Bus network

and public facilities to meet the needs of residents and visitors.						
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use		Part of the Site lies within an employment allocation area.	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: IPS331 Guildford Park Caravan Site, ST Helens



Site Name: Guildford Park Caravan Site, ST Helens

Details: The Site is a former camp Site and is considered for the most part a greenfield Site as there are no permanent amenity structures on Site, although there are some corrugated storage buildings. The Site has been put forward for general housing.

Site ID: IPS331

Grid Reference: SZ629389270

Size (m2): 19886

Regeneration Area: Ryde

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality:	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport	The Site is within 100m of a bus route and public footpath.	Location of PROW Cycleways

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

To maintain and improve air quality			or for public transport (train, Solent crossing) (500 m)			Bus routes Railways Number of units
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve sustainable water resources management.	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not fall within Flood Zones 2 or 3 or a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River
	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			

	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Unknown tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of six, Grade 2, Listed Buildings	Location of cultural heritage Assets

		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the Solent & Southampton Water SPA and the Priory Woods SSSI. The Site is also within 250m of the Brading Marshes to St. Helen's Ledges SSSI.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.	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 Campsite, grassed area at the back of residential properties of st helens North west of site in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			

Achieve the sustainable management of waste.	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where					

	possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site.	Location of existing traveller sites Location of areas of deprivation

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing	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.		The Site is not within a primary or secondary settlement area.	PROW Cycle network Rail network Bus network

and public facilities to meet the needs of residents and visitors.			Assumed access to key services and facilities.			
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect

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Site Specific ISA Assessment: IPS336 The Apple Farm, Newport Road, Freshwater



Site Name: The Apple Farm, Newport Road, Freshwater

Details: The Site is predominately greenfield with some brownfield elements. The Site has various single storey structures and a larger building to the south that is used for events. The Site has been put forward for general housing, affordable housing and sheltered/retirement accommodation.

Site ID: IPS336

Grid Reference: SZ349986455

Size (m2): 26852

Regeneration Area: West Wight

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport or for public transport (train, Solent crossing) (500 m)		The Site is within 100m of a bus route and a bridleway.	Location of PROW Cycleways Bus routes Railways Number of units
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zones 2 or 3 or a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		In AONB Not in tranquility area Not in NIA In dark skies park	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of two, Grade 2, Listed Buildings.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the Solent Maritime, South Wight Maritime and Isle of Wight Downs SACs, the Solent and Southampton Water and Solent and Dorset Coast SPAs, the Yar Estuary and Compton Down SSSIs and the Afton Marshes Local Nature Reserve. The site is also within 250m of the Freshwater Marshes SSSI.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 3 Site is former orchard with associated structures/buildings, fields in village of Afton on outskirts of Freshwater Southern seciton of site within mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A

consequences related to climate change.	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?				
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A	N/A
	Does the Plan support new investment in the public realm and cultural facilities?				
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A	N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities		General housing, affordable housing and sheltered/retirement accommodation
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites		

population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					

	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is not within a primary or secondary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
Does the Plan support tourism?						
Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.				
Does the Plan support and encourage full-time employment opportunities?	?	Other types of development				
Does the Plan seek to reduce disparities in poverty and social deprivation?						

*Colour Coding Key

Symbol	Explanation of the Effect
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-	Negative: Option will result on a negative impact on the objective
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Site Specific ISA Assessment: IPS337 Luton Farm (East of Wyatts Lane)



Site Name: Luton Farm (East of Wyatts Lane)

Details: The site is an agricultural field used for grazing. The site is bounded by hedges and trees to 2 sides, a mix of boundaries to the residential boundary and an open boundary to the south. The site has been put forward for general housing, mixed development (housing led) and affordable housing.

Site ID: IPS337

Grid Reference: SZ485793116

Size (m²): 14004

Regeneration Area: West Medina

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		The Site is within 500m of a bus route and within 100m of a public footpath. However, the site is directly adjacent to Northwood Primary School.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve sustainable water resources management.	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site is not within Flood Zones 2 or 3 and is not within a groundwater source protection zone. The Site does not lie within 100m of a water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River
	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			

	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquility area Not in NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	No Listed Buildings within the immediate vicinity of the Site. Not within a Conservation Area.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Greenfield site. Ward Copse SINC is 145 m northeast of the Site. No other designations.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m.			

			The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Grade 6 Land is agricultural on edge of Northwood village Adjacent to Mineral Safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A

reduce IOWs contribution to climate change.	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?				
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?				
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?				
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities		General housing, mixed development and affordable housing.

health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation Decile rank 7/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To	Does the Plan seek to ensure improved accessibility to sensitive receptors such as	Cannot be assessed spatially		N/A		N/A

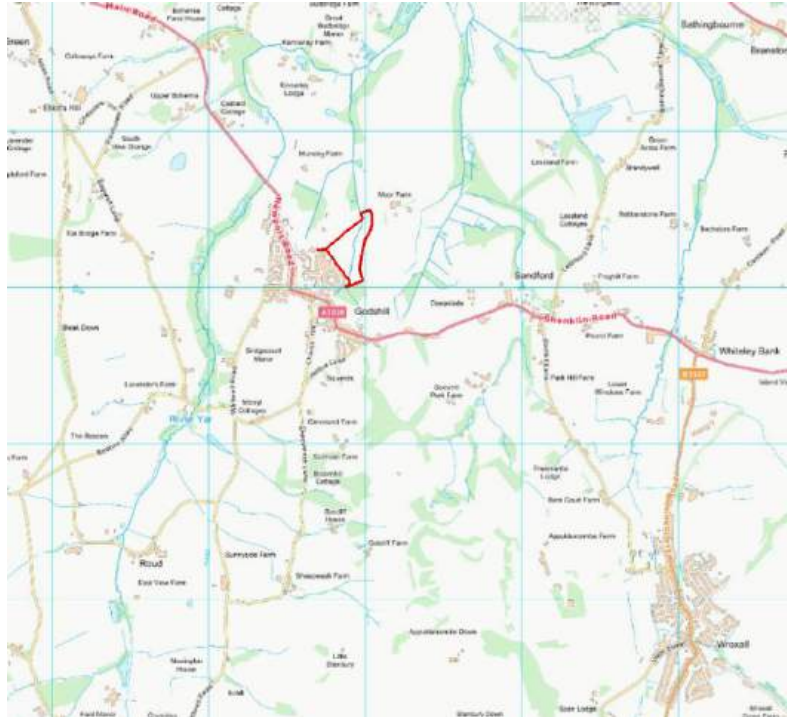
protect, enhance and make accessible the Islands green infrastructure.	residential dwellings, schools and hospitals?					
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		The Site is not within a primary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and mixed development 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: IPS340 Land at Deacons Nursery, Moor View, Godshill

I



Site Name: Land at Deacons Nursery, Moor View, Godshill

Details: The Site is greenfield, there are no buildings or structures located on the Site. It has been put forward for general housing and mixed development (housing led)

Site ID: IPS340

Grid Reference: SZ529082254

Size (m2): 65098

Regeneration Area: The Bay

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport or for public transport (train, Solent crossing) (500 m)		The Site is within 100m of a public footpath.	Location of PROW Cycleways Bus routes Railways Number of units
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zones 2 or 3. It is crossed by the Eastern Yar Main River and it overlays groundwater source protection zone 2.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Within 150m of AONB Unknown tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of 9 Grade 2 Listed Buildings and 1 Grade 1 listed building: Church of All Saints.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site overlays part of the Great Budbridge SINC	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12% by 2060)?	?	All other sites			

7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 3 Nursery site with polytunnels on outskirts of Godshill village – rural Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A

consequences related to climate change.	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing and mixed development	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			

population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					

	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is not within a primary or secondary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
Does the Plan support tourism?						
Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.				
Does the Plan support and encourage full-time employment opportunities?	?	Other types of development				
Does the Plan seek to reduce disparities in poverty and social deprivation?						

*Colour Coding Key

Symbol	Explanation of the Effect
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Site Specific ISA Assessment: IPS342 Land off Gunville Road, Newport



Site Name: Land off Gunville Road, Newport

Details: The site is adjacent to existing development on the edge of Gunville. The site is scrubbed over and rises from a watercourse along the south boundary before levelling out. The site has been put forward for general housing.

Site ID: IPS342

Grid Reference: SZ480089366

Size (m²): 17,187

Regeneration Area: Newport

Settlement Area: Newport Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		There are bus stops along Gunville Road which are within walking distance. There are a number of public rights of way in the area, there is a pavement/footpath that runs along the site into Gunville. There are no direct cycle links paths close by.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site lies within Flood Zones 2 and 3 associated with Gunville Stream Main River. The water body also crosses the Site. The Site does not lie within a groundwater source protection zone.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A	?	Not within Dark Skies Not within AONB Not within NIA or tranquility area	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, AONB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological,	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate	?	No listed buildings or cultural heritage assets within 250m.	Location of cultural heritage Assets

historical or architectural interest and their settings.	(including archaeological deposits)?		vicinity/adjacent to site boundary.			
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	Kitbridge Farm SINC is 130 m east of the Site. No other national or international designations.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12% by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Site is Greenfield but directly adjacent to existing settlement. Not located within RIGGS ALC Grade 3	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of	0	The site is in a rural area			

remediate contaminated land. Achieve the sustainable management of waste.	contaminated and brownfield land?					
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
	9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A	
Does the plan provide any mitigation through green infrastructure?						
Does the Plan support the sequential risk-based approach to the location of development, taking into account the current						

	and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing. No affordable housing proposed.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.		Indices of Multiple deprivation Decile rank 3/10 (1 is most deprived). Site will provide housing. The Site is within the top 3 most deprived areas and is not on an existing traveller or affordable	Location of existing traveller sites Location of areas of deprivation

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met				housing site. No additional information on traveller sites.	
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is within an existing Primary or Secondary Settlement Area.		Site is within Newport Primary Settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	The site is for housing in existing employment opportunity area or an employment allocation.	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS347 Fakenham Farm, Eddington Road, St Helens



Site Name: Fakenham Farm, Eddington Road, St Helens

Details: The Site is a mix of greenfield and previously developed. There is a café, buildings and some wooden sheds on Site. The Site has been put forward for general housing.

Site ID: IPS347

Grid Reference: SZ629189429

Size (m2): 63832

Regeneration Area: Ryde

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality:	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport	The Site is within 100m of a bus route and public footpath.	Location of PROW Cycleways

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

To maintain and improve air quality			or for public transport (train, Solent crossing) (500 m)			Bus routes Railways Number of units
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve sustainable water resources management.	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not fall within Flood Zones 2 or 3 or a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River
	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			

	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Unknown tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of five, Grade 2 ,Listed Buildings.	Location of cultural heritage Assets

		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the Solent & Southampton Water and Solent and Dorset Coast SPAs and the Priory Woods SSSI. The Site is also within 250m of the Brading Marshes to St. Helen's Ledges SSSI.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.	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 campsite with equestrian centre and associated buildings on outskirts of st helens village	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			

Achieve the sustainable management of waste.	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area		Site is within mineral safeguarding area	
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where					

	possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site.	Location of existing traveller sites Location of areas of derivation

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing	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.		The Site is not within a primary or secondary settlement area.	PROW Cycle network Rail network Bus network

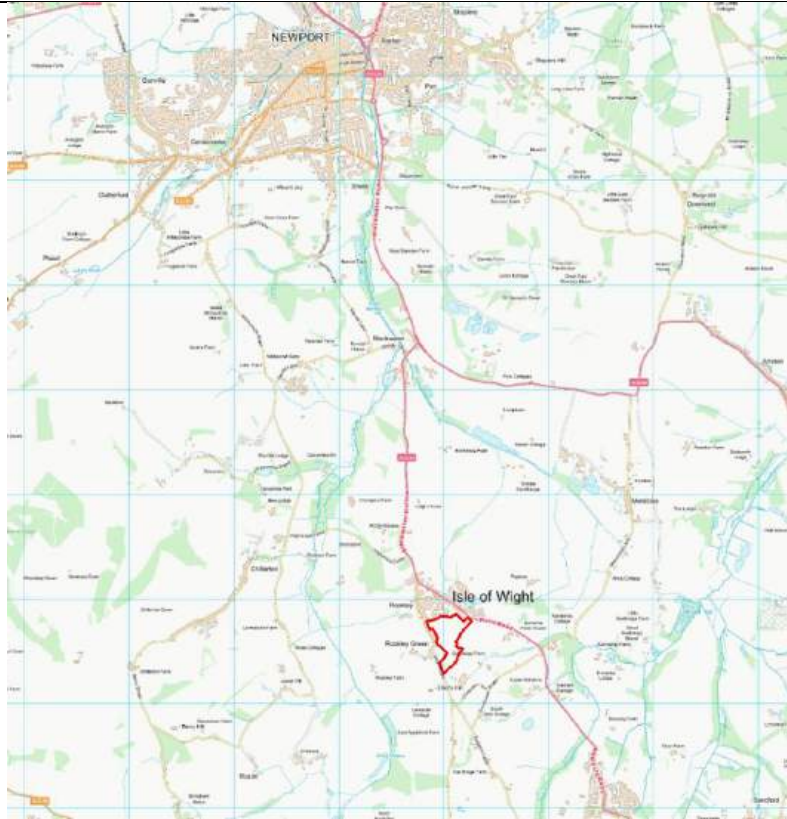
and public facilities to meet the needs of residents and visitors.			Assumed access to key services and facilities.			
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect

+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS349 Land to east of at Rookley Green on east side of Niton Road, Rookley



Site Name: Land to east of at Rookley Green on east side of Niton Road, Rookley

Details: The site is a large undulating agricultural site on the outskirts of Rookley and has frontage to both Niton Road and Main Road. The site is bounded by a mix of hedges and trees with a public right of way crossing it. The site has been put forward for general housing.

Site ID: IPS349

Grid Reference: SZ510383643

Size (m²): 108146

Regeneration Area: East Medina

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		The Site is not within 500m of a bus route and is within 100m of a public footpath. No bus stops along Niton Road, closest bus stop is on Main Road some distance away.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site does not lie within Flood Zones 2 or 3 and is not within 100m of a surface water body. The site does lie within a groundwater source protection zone 3.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of waterbody including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		In vicinity of AONB Unknown Tranquility Area Not in NIA In vicinity of Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A				
Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies				
Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites				

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		Harts Farmhouse Grade II Listed Building is 240 m east of the Site and the Chequers Inn Grade II Listed Building is 240 m south.	Location of cultural heritage Assets
	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.		Harts Farmhouse Grade II Listed Building is 240 m east of the Site and the Chequers Inn Grade II Listed Building is 240 m south.	Location of cultural heritage Assets
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Site is greenfield land. Bohemia Bog SINC is 200 m southwest of the Site and the Wilderness SSSI is 830 m southeast.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 3 Site is agricultural in rural area on periphery of small village South eastern half in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A

consequences related to climate change.	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A			N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A			N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site is proposed for general housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			

population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation Decile rank 4/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					

	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		Site is not located within a Primary or secondary settlement area	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS350 Buildings at Lee Farm, Wellow



Site Name: Buildings at Lee Farm, Wellow

Details: The site is located within a farm setting and incorporates a redundant brownfield area that has previously been used for the storage of buses. There are a number of open frontage barns and buildings in various states of repair. The site has been put forward for general housing.

Site ID: IPS350

Grid Reference: SZ381588610

Size (m2): 22533

Regeneration Area: West Wight

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport or for public transport (train, Solent crossing) (500 m)		The Site is within 100m of a bus route.	Location of PROW Cycleways Bus routes Railways Number of units
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site lies within Flood Zones 2 and 3 associated with the Thorley Brook Main River. The Site also crossed the water body. The Site is not within a groundwater source protection zone.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB In tranquility area Not in NIA not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A				
Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies				
Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites				

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of two, Grade 2, listed buildings and directly adjacent to Lee Farmhouse and Hackney Stables at Lee Farmhouse Listed buildings.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	The Site is not within a SINC and is not within 1000m of another designated site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 3 Large area of hardstanding with structures and some grassed area – storage of buses – brownfield. Within rural area Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A

consequences related to climate change.	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A			N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A			N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			

population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		Location of schools Location hospitals, green infrastructure
	Does the Plan provide additional opportunity for access to green infrastructure?					

	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is not within a primary or secondary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS352 187 Baring Road, Cowes Isle of Wight



Site Name: 187 Baring Road, Cowes Isle of Wight

Details: The Site is a farm yard and immediate surrounding land. The Site has been put forward for general housing

Site ID: IPS352

Grid Reference: SZ482595511

Size (m2): 39580

Regeneration Area: West Medina

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport or for public transport (train, Solent crossing) (500 m)		The Site is within 100m of a bus route.	Location of PROW Cycleways Bus routes Railways Number of units
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site does not fall within Flood Zones 2 or 3 or a groundwater source protection zone. In accordance with the Detailed River Network, the Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.		However, OS background mapping suggests an ordinary watercourse is within 100m of the western Site boundary.	
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of four, Grade 2, Listed Buildings.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the Solent and Dorset Coast SPA and the Solent Maritime SAC.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban Site is farm and surrounding agricultural fields within Gurnard town Part of the site is within mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A

consequences related to climate change.	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A			N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A			N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			

population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					

	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is not within a primary or secondary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
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-	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: IPS357 Yard at 45 Noke Common, Newport



Site Name: Yard at 45 Noke Common, Newport

Details: The site is a mix of storage and equestrian uses with hedge boundaries. The site is fairly flat with views across to Newport. The site has been put forward for general housing.

Site ID: IPS357

Grid Reference: SZ489191411

Size (m²): 4681

Regeneration Area: Newport

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		There is a bus stop in close proximity on Horsebridge Hill and is along Route 1. There are no PROW or cycle links close by and the immediate roads do not benefit from footpaths although there are grass verges.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zone 2 or 3 or a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area In vicinity of NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological,	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate		Site is located adjacent to the Prison and particularly an area of a former chapel which is now a	Location of cultural heritage Assets

historical or architectural interest and their settings.	(including archaeological deposits)?		vicinity/adjacent to site boundary.		concert hall which is a Grade II listed building.	
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Site is Greenfield land, Noke Plantation SINC is adjacent to the western boundary. Parkhurst Forest SSSI is located 470 m west of the Site. Medina Estuary SSSI, Solent and Southampton Water Ramsar and SPA and Dodnor Creek LNR are located 690 m east.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 3 Agricultural, grazing and some outbuildings Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			

Achieve the sustainable management of waste.	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where					

	possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site is put forward for general housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation Decile rank 4/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or	Location of existing traveller sites Location of areas of derivation

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met				affordable housing site. No additional information on traveller sites.	
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site lies within existing Primary of Secondary Settlement Area		Site is within a primary development area.	PROW Cycle network Rail network Bus network

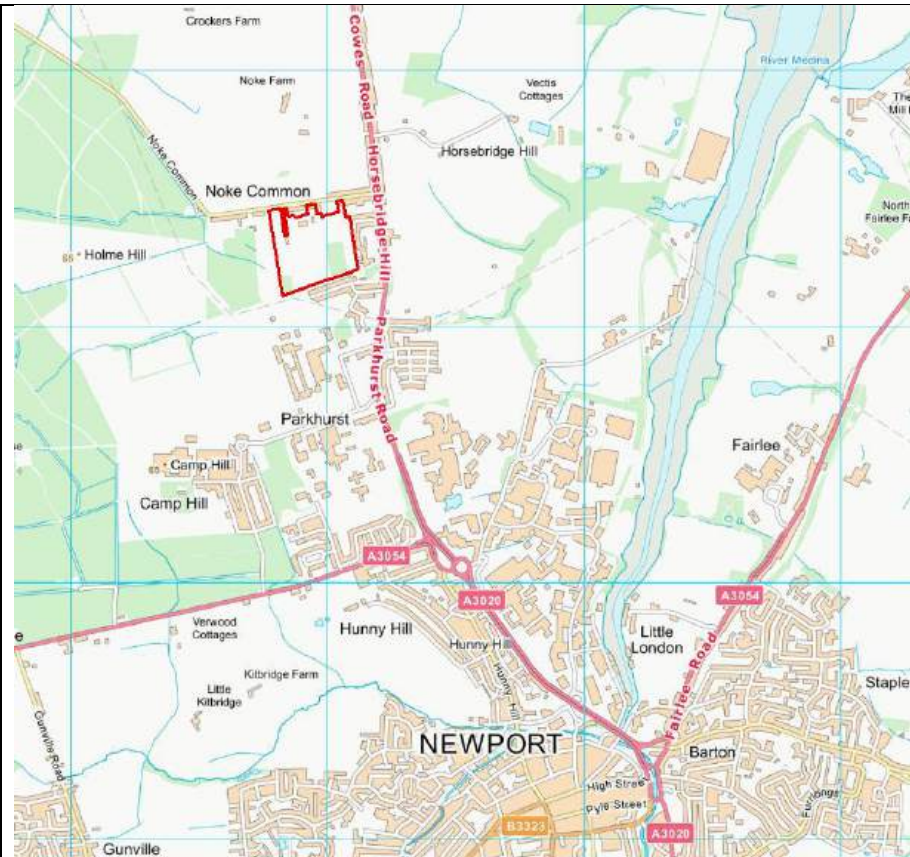
the needs of residents and visitors.	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective

?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS358 Land South of Noke Common, Newport



Site Name: Land South of Noke Common, Newport

Details: The site comprises of a number of agricultural, grazing areas and paddocks with a mix of outbuildings. The site is bounded by hedges some interspersed with trees. The area is elevated from the area to the south with views across to Newport. The site has been put forward for general housing.

Site ID: IPS358

Grid Reference: SZ489391311

Size (m²): 85,374

Regeneration Area: Newport

Settlement Area: Newport Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		There is a bus stop in close proximity on Horsebridge Hill and is along Route 1. There are no PROW or cycle links close by and the immediate roads do not benefit from footpaths although there are grass verges.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site does not lie within Flood Zones 2 or 3 and is not within a groundwater source protection zone. The Site is not within 100m of a surface water body when referencing the Detailed River	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.		Network, however, OS background mapping suggests there is an ordinary watercourse within 100m to the west of the Site.	
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area In vicinity of NIA Not in Dark Skies	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, AONB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological,	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate		Site is located adjacent to the Prison and particularly an area of a former chapel which is now a	Location of cultural heritage Assets

historical or architectural interest and their settings.	(including archaeological deposits)?		vicinity/adjacent to site boundary.		concert hall which is a Grade II listed building.	
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Site is Greenfield land, Noke Plantation SINC is adjacent to the western boundary. Parkhurst Forest SSSI is located 470 m west of the Site. Medina Estuary SSSI, Solent and Southampton Water Ramsar and SPA and Dodnor Creek LNR are located 690 m east.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 3 Agricultural, grazing and some outbuildings Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			

Achieve the sustainable management of waste.	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where					

	possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation Decile rank 4/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or	Location of existing traveller sites Location of areas of deprivation

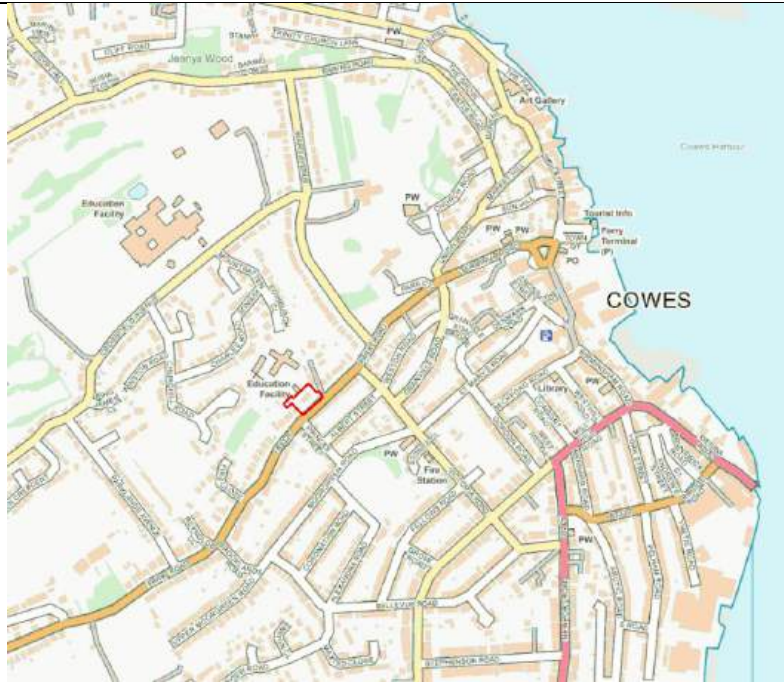
Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met				affordable housing site. No additional information on traveller sites.	
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site lies within existing Primary or Secondary Settlement Area		Site is within Newport Primary Settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS367 Parklands Centre Park Road Cowes



Site Name: Parklands Centre Park Road Cowes

Details: The Site has a large two storey building with gardens to all sides and on Site parking to north. The Site has been put forward for general housing.

Site ID: IPS367

Grid Reference: SZ491195798

Size (m2): 2109

Regeneration Area: West Medina

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport or for public transport (train, Solent crossing) (500 m)		The Site is within 100m of a bus route. However, it also lies directly adjacent to Cowes Primary School.	Location of PROW Cycleways Bus routes Railways Number of units
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zones 2 or 3 or a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of the Granary at Webber Farm, Grade 2, Listed Building.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the Solent and Dorset Coast SPA and the Solent Maritime SAC.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban Site is building (community centre) with associated grounds in town centre of Cowes Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A

consequences related to climate change.	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A			N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A			N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			

population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					

	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is within a primary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

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+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
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Site Specific ISA Assessment: IPS368 Land off Chestnut Drive/Willow Close, Ventnor

Insert a quick cut version from GIS of the redline with a bit of context



Site Name: Land off Chestnut Drive/Willow Close, Ventnor

Details: The Site is greenfield and there are no buildings or structures located on the Site. The Site has been put forward for general housing and non-housing development.

Site ID: IPS368

Grid Reference: SZ552578305

Size (m2): 3815

Regeneration Area: The Bay

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport or for public transport (train, Solent crossing) (500 m)		The Site is within 100m of a public footpath.	Location of PROW Cycleways Bus routes Railways Number of units
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve 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 or within 100m of a surface water body. The Site lies within groundwater source protection zone 3.	Flood zones Groundwater Protection Zones Detailed River Network/Main River
	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			

	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Adjacent to AONB Not in tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	The Site is not within 250m of a cultural heritage site.	Location of cultural heritage Assets

		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the Isle of Wight Downs SAC, the Ventnor Downs SSSI and the Rew Down Local Nature Reserve.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.	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 5 Heavily wooded area on outskirts of Ventnor – semi rural Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			

Achieve the sustainable management of waste.	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where					

	possible, flood risk to people and property?				
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A	N/A
	Does the Plan support new investment in the public realm and cultural facilities?				
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A	N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing and non-housing development.
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites		
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.		The Site is in an area with an IMD Decile rank of 3. Location of existing traveller sites Location of areas of derivation

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing	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.		The Site is not within a primary or secondary settlement area.	PROW Cycle network Rail network Bus network

and public facilities to meet the needs of residents and visitors.			Assumed access to key services and facilities.			
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective

0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS371 Newport Harbour, Newport



Site Name: Newport Harbour, Newport

Details: The site is land at Newport Harbour. It comprises the eastern part of the harbour and is a mix of surface parking, buildings and commercial sheds. It is mainly hard surfaced but does have a raised green bank adjacent to the cemetery. The site has been put forward for mixed development (housing led) and non-housing development.

Site ID: IPS371

Grid Reference: SZ501789582

Size (m²): 25,638

Regeneration Area: Newport

Settlement Area: Newport Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		The site is walking distance to the bus station and nearby routes to Cowes and Ryde. There are a number of public rights of way and cycle links close by and one through the site	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site is within Flood Zones 2 and 3 associated with the River Medina (Main River) which borders the Site's western boundary. The Site is not within a groundwater source protection zone.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of waterbody including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area Not in NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		There are a number of Grade II listed buildings within the vicinity of the southern section of the Site.	Location of cultural heritage Assets
			A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Solent and Dorset Coast SPA runs immediately adjacent to the western boundary of the Site. Slightly further north there are SSSI, SAC Ramsar and SPA sites.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SIN.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban (note: northern section shown as ALC 3 however hardstanding)	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this)

the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area		Brownfield Not in mineral safeguarding area	OS mapping to identify brownfield land
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
	9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially			N/A
Does the plan provide any mitigation through green infrastructure?						

	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?				
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?				
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Mixed development and non-housing development
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites		
13. Social Inclusion and Equality:	Provision for a range of flexible accommodation focussed on	+	Site includes traveller allocation or is within	?/+0	Northern part of the site lies in Indices of Multiple deprivation
					Location of existing traveller sites

To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?		the top 3 most deprived areas based on IMD decile data.		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.	Location of areas of deprivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					

16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site lies within existing Primary or Secondary Settlement Area		The site lies within Newport Primary Settlement Area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective

?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS373 Shanklin Esplanade Car Park, Shanklin



Site Name: Shanklin Esplanade Car Park, Shanklin

Details: The Site is brownfield and an existing car park with no structures The Site has been put forward for general housing, mixed development (housing led) and non-housing development as well as leisure and intensified car parking.

Site ID: IPS373

Grid Reference: SZ586981662

Size (m2): 2137

Regeneration Area: The Bay

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport or for public transport	The Site is within 100m of a bus route and a public footpath.	Location of PROW Cycleways Bus routes

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

			(train, Solent crossing) (500 m)			Railways Number of units
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve 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 or a groundwater source protection zone. The Site is within 100m of a coastal water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River
	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a			

			groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	The Site is not within 250m of a cultural heritage site	Location of cultural heritage Assets

		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the South Wight Maritime SAC and the Sibden Hill and Batts Copse Local Nature Reserve	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC urban Carpark – brownfield Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			

Achieve the sustainable management of waste.	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A			N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A			N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where					

	possible, flood risk to people and property?				
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A	N/A
	Does the Plan support new investment in the public realm and cultural facilities?				
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A	N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing, mixed development (housing led) and non-housing development as well as leisure, intensified car parking
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites		
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.		The Site is in an area with an IMD Decile rank of 2.
					Location of existing traveller sites Location of areas of derivation

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing	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.		The Site is within a primary settlement area.	PROW Cycle network Rail network Bus network

and public facilities to meet the needs of residents and visitors.			Assumed access to key services and facilities.			
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect

+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS376 Land at Fairlee Road, Hillside, Newport



Site Name: Land at Fairlee Road, Hillside, Newport

Details: The site is currently used as council offices and are two storey brick built buildings with some onsite parking. The site is mostly hard surfacing within little in the way on landscaping and is accessed off Fairlee Road. The site has been put forward for general housing.

Site ID: IPS376

Grid Reference: SZ503089466

Size (m²): 2172

Regeneration Area: Newport

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		The site is on the route of a regular bus service, serving Newport, East Cowes and Ryde. There is a bus shelter on the site side of the road to the north. There is a public right of way to the east of the site, there are dedicated cycle routes close by and the roads benefit from pavements.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zones 2 or 3 and is not within a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area Not in NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate vicinity		Site is adjacent to no. 19, 21 and 23 Fairlee Road which are Grade II Listed Buildings.	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.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Solent and Dorset Coast SPA is 100m northwest. Solent and Southampton Water Ramsar and SPA, Solent Maritime SAC and Medina Estuary SSSI are 430 m north.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12% by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban Former Council offices – brownfield Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in			

	Best and Most Versatile Grades 1, 2 and 3a)?	?	mineral safeguarding area			
	Does the Plan support the waste hierarchy?		All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A			N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A			N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					

10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation Decile rank 5/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub					

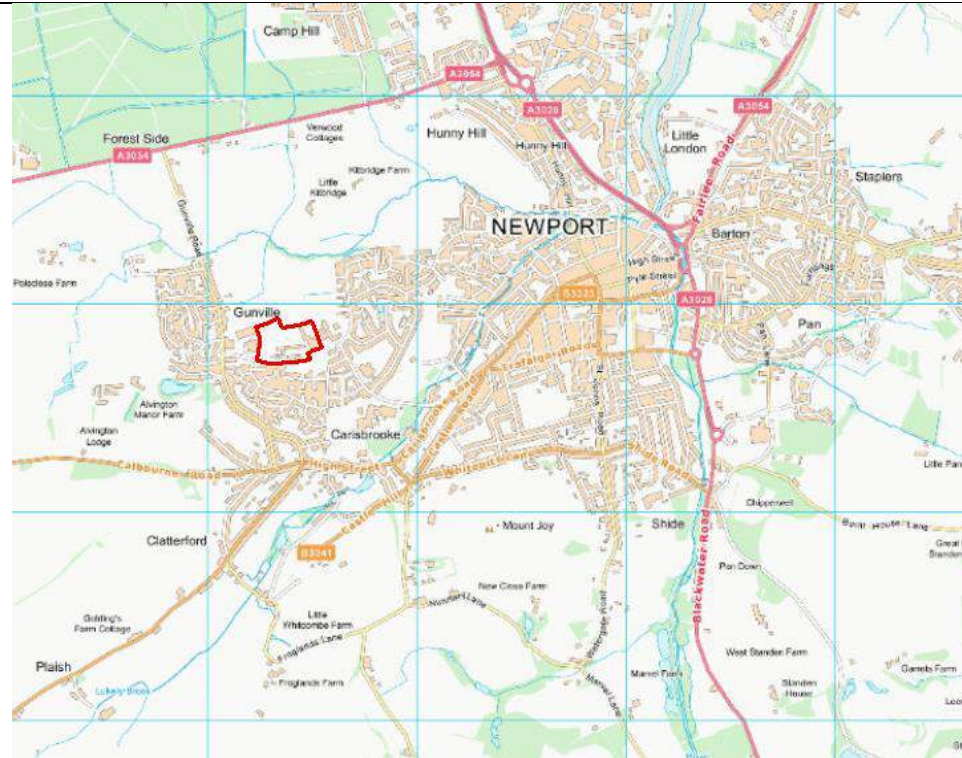
pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is within an existing Primary or Secondary Settlement area		Site lies within the existing Newport Primary Settlement Area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?					

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: 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: SZ483688822

Size (m²): 49,449

Regeneration Area: Newport

Settlement Area: Newport Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport or for public transport (train, Solent crossing) (500 m)		The Site is within 100m of a bus route and public footpath. However, the site is directly adjacent to Carisbrook College	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not fall within Flood Zones 2 or 3 or a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	The Site is not within 250m of a cultural heritage site.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	The Site is not within a SINC or within 1000m of another designated site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 3 School site with buildings and greenspace with Carisbrooke Site is not within mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A

consequences related to climate change.	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?				
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A	N/A
	Does the Plan support new investment in the public realm and cultural facilities?				
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A	N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing, mixed development
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites		

population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple deprivation Decile rank 9/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on land adjacent to Carisbrooke College an educational site, however it is not known if the college will be unaffected. The purpose of the Site is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					

	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is within a primary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	Development in rural area with little infrastructure			
		?	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

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Site Specific ISA Assessment: IPS383 Former Library HQ, Land Adjacent St Mary's Hospital Parkhurst Road, Newport



Site Name: Former Library HQ, Land Adjacent St Mary's Hospital Parkhurst Road, Newport
Details: The site is a former council yard which is currently overgrown with gated access from Parkhurst Road. Within the site there are remnants of hard surfaced areas, rubble and fencing. The site has been put forward for general housing.
Site ID: IPS383
Grid Reference: SZ493990741
Size (m²): 10,712
Regeneration Area: Newport
Settlement Area: Newport Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		There is a bus stop/route close by. This is along route 1 that serves Newport. There are public rights of way and cycle links in the wider area. The road adjacent has a pavement. However, the Site is directly adjacent to St Mary's Hospital.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zones 2 or 3 and is not within a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area In vicinity of NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate		No cultural heritage sites within the site. Parkhurst Prison (Grade II) is opposite the Site 20 m across the	Location of cultural heritage Assets

features of archaeological, historical or architectural interest and their settings.	(including archaeological deposits)?		vicinity/adjacent to site boundary.		road. IOW hospital is also a Grade II listed building to the south.	
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Site is greenfield, but low-quality rubble with some remnants of hardstanding. Medina Estuary SSSI, Solent & Southampton Water SPA and Ramsar located 60 m to the east.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban (far east is grade 3) Former council yard overgrown - area looks to have mature vegetation Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			

Achieve the sustainable management of waste.	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where					

	possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation Decile rank 4/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or	Location of existing traveller sites Location of areas of derivation

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met				affordable housing site. No additional information on traveller sites.	
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site lies within existing primary or secondary settlement area		Site lies within Newport primary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

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+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS386 Land off Broadwood Lane, Newport



Site Name: Land off Broadwood Lane, Newport

Details: The site comprises of two larger fields to the edge of Gunville. The northern field is fairly level and the southern field rises to the south. The site has been put forward for general housing.

Site ID: IPS386

Grid Reference: SZ476788902

Size (m²): 64,130

Regeneration Area: Newport

Settlement Area: Newport Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		There are bus stops along Gunville Road which are within walking distance. There are a number of public rights of way in the area and N65 runs along the north and west of the site, there is a pavement/footpath that runs along the Broadwood Lane areas from the site into Gunville. There are no direct cycle links paths close by. No rail links nearby.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands,	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and	+	Site is for or includes water infrastructure		The Site does not lie within Flood Zones 2 or 3 and is not within a groundwater source protection zone. The site does not lie within	Flood zones Groundwater Protection Zones

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

groundwater, rivers and coasts and to achieve sustainable water resources management.	groundwater, quantity and quality)?				100m of a water body in accordance with the Detailed River Network. However, OS background mapping suggests the site lies next to an ordinary watercourse which is a tributary of the Gunville Stream.	Detailed River Network/Main River
	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area Not in NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		Alvington Farmhouse Grade II Listed building is 150 m south.	Location of cultural heritage Assets
			A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	Site is Greenfield land. No nationally or internationally designated sites within 1000m.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 3 Agricultural Land on outskirts of carisbrooke Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of	0	The site is in a rural area			

remediate contaminated land. Achieve the sustainable management of waste.	contaminated and brownfield land?					
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
	9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A	
Does the plan provide any mitigation through green infrastructure?						
Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where						

	possible, flood risk to people and property?				
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A	N/A
	Does the Plan support new investment in the public realm and cultural facilities?				
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A	N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing.
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites		
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.		Indices of Multiple deprivation Decile rank 3/10 (1 is most deprived). Site will provide housing. The Site is within the top 3 most deprived areas and is not on an existing traveller or affordable
					Location of existing traveller sites Location of areas of deprivation

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met				housing site. No additional information on traveller sites.	
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is within an existing Primary or Secondary Settlement Area		Site is within Newport Primary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			

the needs of residents and visitors.	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS387 Kingswell Dairy, Newport Road



Site Name: Kingswell Dairy, Newport Road

Details: The site comprises of two fields either side and behind of an existing residential dwelling. The site is level and is bounded by a mix of hedges and residential boundaries. Part of the boundary to the road is fencing. The site has been put forward for general housing.

Site ID: IPS387

Grid Reference: SZ488993261

Size (m²): 30909

Regeneration Area: West Medina

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		Site is well served by Cowes and Newport Bus services. There is a network of public footpaths located in close proximity to the Site. There is a cycle path located to the east of the Site.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and	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 does not lie within 100m of a water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

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 waterbody including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquility area Adjacent to NIA (both north and south) along A3020 Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, AONB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	No designated cultural features within 250 m of the Site. Not located within a Conservation Area.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			

6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Greenfield site, adjacent to existing settlement. No large trees or features of food ecological potential on Site. Some hedgerow adjacent to the Site boundary. No designated sites within 250 m, or nationally/internationally designated sites within 1000m.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban Site is agricultural land on boundary of urban Area to south west corner in minerals safeguarding	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					

8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?				
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?				
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?				
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A

the public realm particularly associated with the evening economy.						
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation Decile rank 7/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone	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			

to acquire the skills they need to find and remain in work.			change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		Location of schools Location hospitals, green infrastructure
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		Site is not within a primary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					

everyone benefits from economic growth.	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
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?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS393 Fairfield Lodge, Priory Road, Shanklin. PO37 6SA



Site Name: Fairfield Lodge, Priory Road, Shanklin. PO37 6SA

Details: The Site has a large residential brick dwelling. The Site has been put forward for general housing.

Site ID: IPS393

Grid Reference: SZ582280661

Size (m2): 1682

Regeneration Area: the Bay

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport or for public transport (train, Solent crossing) (500 m)		The Site is within 100m of a public footpath.	Location of PROW Cycleways Bus routes Railways Number of units
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zones 2 or 3 or a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of four, Grade 2, Listed Buildings.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the South Wight Maritime SAC, the Greatwood and Cliff Copses SSSI and the Sibden Hill and Batts Copse Local Nature Reserve.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban Site is residential property and grounds in town centre of Shanklin Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A

consequences related to climate change.	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A			N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A			N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			

population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					

	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is within a primary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect

+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS394 Medina Yard

Insert a quick cut version from GIS of the redline with a bit of context



Site Name: Medina Yard

Details: The site is the former Medina Yard. It has frontage to Medina River and a number of access to the surrounding road network. Parts of the site are no longer in use. The site has been put forward for general housing, mixed development (housing led).

Site ID: IPS394

Grid Reference: SZ499095383

Size (m²): 58,168

Regeneration Area: West Medina

Settlement Area: Cowes Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		Site is close to the footpath and cycle path to Newport. Bus stops adjacent to the Site. The Site is within East Cowes Ferry terminal via Cowes floating bridge chain ferry.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and	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 Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

coasts and to achieve sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.		The site is not within a groundwater source protection zone.	
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Area not in AONB Not in Tranquil Area Not in NIA Not in location of dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		Grade II Listed Buildings adjacent to northern boundary of Site – Former sailmaker’s loft and Bell Cottages. No 10 Vansan Grade II LB is 240 m west of the Site. Alma house and Duke of York Public House Grade II LB 160-190 m northwest. Not located within a Conservation Area	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			

6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Brownfield site. Eastern boundary is directly adjacent to River Medina: Solent Maritime SAC, Solent and Dorset Coast SPA. Medina Estuary SSSI and Solent and Southampton Water SPA & Ramsar just over 1,000m south of the Site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban Industrial Estate – partially in use. Area hardstanding Industrial uses unknown Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			

	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A			N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A			N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A			N/A
	Does the Plan support new investment in the public realm and cultural facilities?					

11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing, mixed development.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation Decile rank 4/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training:	Does the Plan support adequate access to education and training	+	Site is for educational purposes	?		N/A

To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	facilities and provide opportunities for enhancement?	-	Site is on an existing education site / and change of use to non educational		The Site is not on a current educational site and its purpose is not for education.	
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially.		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		Site is within Cowes Primary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment			

			opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	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: IPS400 Land at Warlands, Shalfleet



Site Name: Land at Warlands, Shalfleet

Details: The site is part of an agricultural field bounded by a tree lined hedge to the east and a copse to the south and west. The site is generally level with a slight slope to the north. The site has been put forward for general housing and mixed development (housing led).

Site ID: IPS400

Grid Reference: SZ408589044

Size (m2): 22303

Regeneration Area: West Wight

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport or for public transport (train, Solent crossing) (500 m)		The Site is within 100m of a public footpath.	Location of PROW Cycleways Bus routes Railways Number of units
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site is not within Flood Zones 2 or 3 or a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Within 130m of AONB In tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of Warlands Farmhouse and Barn at Warlands Farmhouse Grade 2 Listed Buildings.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the Solent & Southampton Water SPA, the Solent Maritime SAC and the Newtown Harbour National Nature Reserve. The Site also wits within the Pondclose Copse SINC.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 3 Site is agricultural field in rural area in village of Shalfleet Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A

consequences related to climate change.	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A			N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A			N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing and mixed development	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			

population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		Location of schools Location hospitals, green infrastructure
	Does the Plan provide additional opportunity for access to green infrastructure?					

	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is not within a primary or secondary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS403 Land to the rear of Lanes End, Totland



Site Name: Land to the rear of Lanes End, Totland

Details: The site is a piece of ground to the rear of a number of residential properties. It is currently used as resident parking along with some scrubby grassed areas and trees. The site slopes up to the north and is bounded by a mix of residential boundaries. The site has been put forward for general housing.

Site ID: IPS403

Grid Reference: SZ324887231

Size (m2): 2,462

Regeneration Area: West Wight

Settlement Area: West Wight Secondary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality:	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport	The Site is within 100m of a bus route and a public footpath.	Location of PROW Cycleways

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

To maintain and improve air quality			or for public transport (train, Solent crossing) (500 m)			Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability		The Site is located in a Coastal Change Management Area	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve sustainable water resources management.	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The site is not within Flood Zones 2 or 3 or a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River
	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			

	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		200m from AONB Not in tranquility area Not in NIA Not in dark skies	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, AONB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	The Site is not within 250m of a cultural heritage site.	Location of cultural heritage Assets

		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the Solent and Dorset Coast SPA and the Headon Warren and West High Down SSSI. It is also within 250m of the Colwell Bay SSSI.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban Site is carpark and scrub within urban area Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in			

	Best and Most Versatile Grades 1, 2 and 3a)?	?	mineral safeguarding area			
	Does the Plan support the waste hierarchy?		All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					

10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple deprivation Decile rank 7/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub					

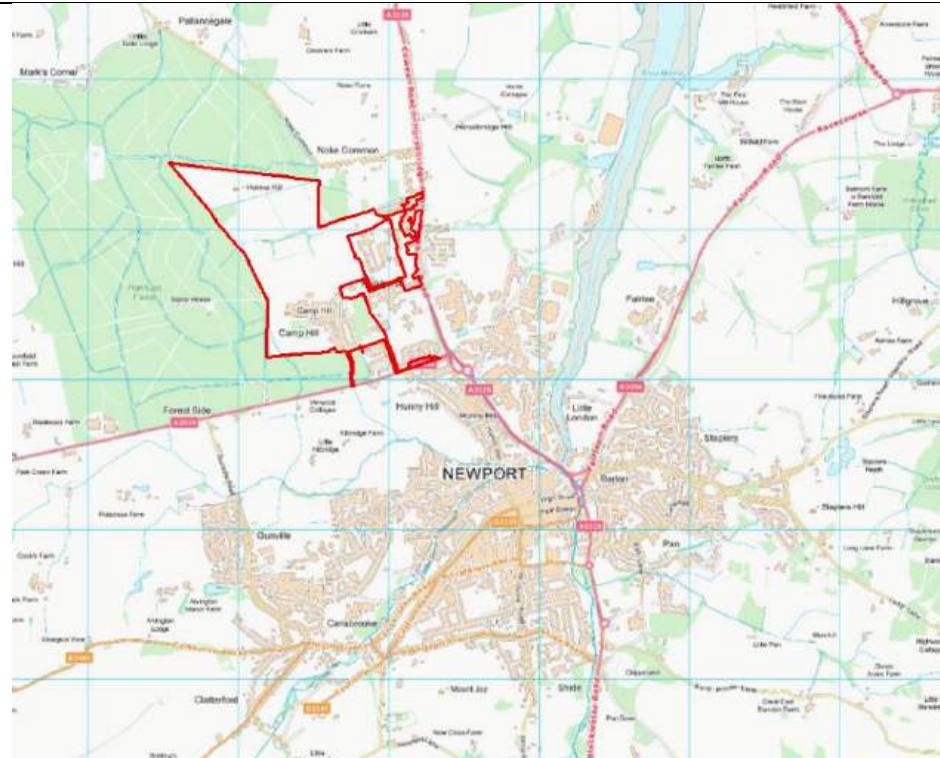
pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		Location of schools Location hospitals, green infrastructure
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is located in West Wight Secondary Settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

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 (m²): 998,220

Regeneration Area: Newport

Settlement Area: Newport Primary Settlement Area

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		There is a bus stop along Horsebridge Hill, this is along Route 1 serving Newport. There are network of public rights of way close to the site and the area is served by public foot ways and paths to the local road network. The wider area has cycle links to and from Newport. However, the Site is directly adjacent to Hunnyhill Primary School	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site does not lie within Flood Zones 2 or 3 and is not within a groundwater source protection zone. The Site lies across a number of water bodies including two branches of Gunville Stream and	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.		Parkhurst Stream (Main Rivers). A number of ordinary watercourses also drain the site.	
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area Within NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate		The Site borders Parkhurst Prison Grade II listed building.	Location of cultural heritage Assets

features of archaeological, historical or architectural interest and their settings.	(including archaeological deposits)?		vicinity/adjacent to site boundary.			
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is bordered by Parkhurst Forest SINC and SSSI and contiguous SINC's (Crocker's Copse and Noke Common) and Kitbridge Farm is to the south. No other Internationally and nationally designated sites are located within 1000m.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12% by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC non agricultural & urban Site made up of buildings and land (unsure of use) North area in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			

Achieve the sustainable management of waste.	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where					

	possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	No available information.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation Decile rank 4/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or	Location of existing traveller sites Location of areas of deprivation

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met				affordable housing site. No additional information on traveller sites.	
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is within an existing Primary or Secondary Settlement Area		Site is in Newport Primary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

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Site Specific ISA Assessment: IPS410 Land east of Birch Close and North of Solent Gardens, Freshwater, Isle of Wight, Site Specific Assessment



Site Name: Land east of Birch Close and North of Solent Gardens, Freshwater, Isle of Wight

Details: The site is currently an area of field/open space within a residential area at Freshwater guest house along Staplers Road in Newport with a garden to the rear, in a predominantly residential area. The site has been put forward for general housing.

Site ID: IPS410

Grid Reference: SZ 33275 87763

Size (m²): 16,482

Regeneration Area: West Wight

Settlement Area: West Wight Secondary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		There are bus routes adjacent to the site along Colwell Road. No cycle routes and limited public footpaths in the vicinity of the Site.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zones 2 or 3 and is not within a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area Not in NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate vicinity		Colwell Bay Inn Locally Listed building to the south of the Site, no	Location of cultural heritage Assets

features of archaeological, historical or architectural interest and their settings.	(including archaeological deposits)?		A cultural heritage site is within 250m of the site boundary.		other cultural heritage assets in the vicinity of the Site.	
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Site is a mix or ALC Grade 3 (north) and Urban (south) Golden Hill SINC is located 300 m east. Colwell Bay SSSI and Solent and Dorset Coast SPA are located 370 m north west of the Site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12% by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban (south)/ALC Grade 3 (north) Currently an area of open field. Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in			

	Best and Most Versatile Grades 1, 2 and 3a)?	?	mineral safeguarding area			
	Does the Plan support the waste hierarchy?		All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A			N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A			N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					

10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site is put forward for general housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.		Part of the site lies in Indices of Multiple deprivation Decile rank 3/10 (1 is most deprived). Site will provide housing. Part of the Site is within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. The other part of the site is in IMD	Location of existing traveller sites Location of areas of deprivation
	Level and the distribution of affordable housing across the Island to ensure that sub					

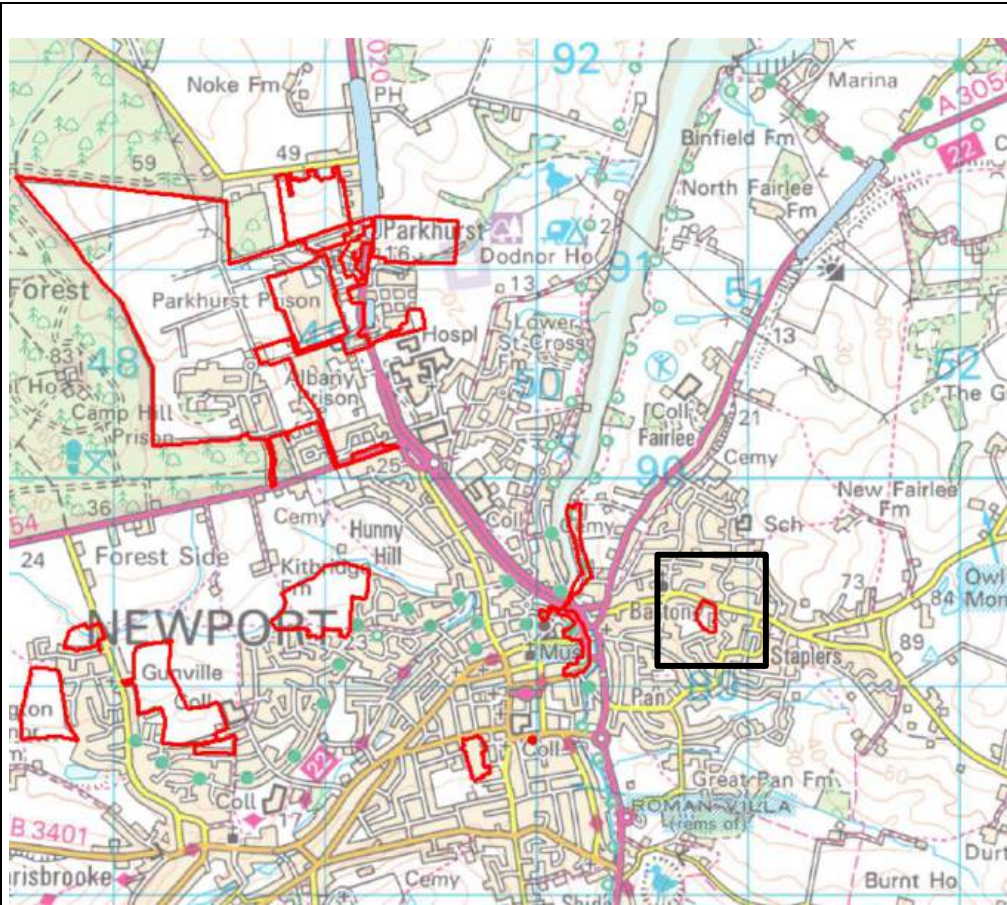
pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	housing market area needs are being met				Decile 6. No additional information on traveller sites.	
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is within an existing Primary or Secondary Settlement area		Site lies within the existing West Wight Secondary Settlement Area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

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-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS411 Polars Guest House & Blind Home, Staplers Road, Newport, Isle of Wight, PO30 2DE



Site Name: Polars Guest House & Blind Home, Staplers Road, Newport, Isle of Wight, PO30 2DE

Details: The site is currently a guest house along Staplers Road in Newport with a garden to the rear, in a predominantly residential area. The site has been put forward for general housing.

Site ID: IPS411

Grid Reference: SZ 50723 89425

Size (m²): 10,379

Regeneration Area: Newport

Settlement Area: Newport Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		There are bus routes in close vicinity of the Site. No cycle routes or public footpaths in the vicinity of the Site.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zones 2 or 3 and is not within a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area Not in NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate vicinity		Bellcroft House Grade II Listed Building is located 125 m to the northeast of the Site, St Paul’s	Location of cultural heritage Assets

features of archaeological, historical or architectural interest and their settings.	(including archaeological deposits)?		A cultural heritage site is within 250m of the site boundary.		Church Grade II Listed Building is located 125 m to the northwest.	
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Site is Brownfield/ALC Urban Solent and Dorset Coast SPA located 600 m northwest of the Site. Solent Maritime SAC, Solent and Southampton Water Ramsar and SPA, Medina Estuary SSSI are located 800 m northwest of the site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12% by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban Currently a guest house/residential development with garden to the rear. Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in			

	Best and Most Versatile Grades 1, 2 and 3a)?	?	mineral safeguarding area			
	Does the Plan support the waste hierarchy?		All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A			N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A			N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					

10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site is put forward for general housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.		Indices of Multiple deprivation Decile rank 1/10 (1 is most deprived). Site will provide housing. The Site is within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of deprivation
	Level and the distribution of affordable housing across the Island to ensure that sub					

pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is within an existing Primary or Secondary Settlement area		Site lies within Newport Primary Settlement Area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS412, St Mary's RC Church, 55 High Street, Ryde, Isle of Wight, PO332RE Site Specific Assessment



Site Name: St Mary's RC Church, 55 High Street, Ryde, Isle of Wight, PO332RE
Details: The site is an existing church along the High Street in Ryde. The site surroundings are predominantly commercial shops. The site has been put forward for general housing.
Site ID: IPS412
Grid Reference: SZ 59194 92290
Size (m²): 2,747
Regeneration Area: Ryde
Settlement Area: Ryde Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		There is a bus route along Star Street to the north of the site. Ryde railway line within close proximity to the Site. Ryde also contains a Ferry terminal to Southsea across the Solent. A cycle route runs along the Ryde coast, to the north of the Site, but this is over 600 m away.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site does not lie within Flood Zones 2 or 3 and is not within a groundwater source protection zone. Area of Low Groundwater vulnerability. The Site lies in close	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.		proximity to the northern coastline of the IOW at Ryde.	
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area Not in NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate vicinity		St Mary's Church at 55 High Street is a Grade II Listed Building. Hill's of Ryde and Temperance Hall Grade II	Location of cultural heritage Assets

features of archaeological, historical or architectural interest and their settings.	(including archaeological deposits)?		A cultural heritage site is within 250m of the site boundary.		Listed Building is across the road opposite the Site.	
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Solent and Southampton Water Ramsar and SPA, Ryde Sands and Wootton Creek SSSI are located 700 m north of the Site (coastal designations). Solent and Dorset Coast SPA located slightly offshore adjacent to the sites listed above (approx. 1000m north).	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SIN.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12% by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Grade Urban Brownfield land Not in mineral safeguarding area.	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in			

	Best and Most Versatile Grades 1, 2 and 3a)?	?	mineral safeguarding area			
	Does the Plan support the waste hierarchy?		All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A			N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A			N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					

10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site is put forward for general housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.		Indices of Multiple deprivation Decile rank 2/10 (1 is most deprived). Site will provide housing. The Site is within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub					

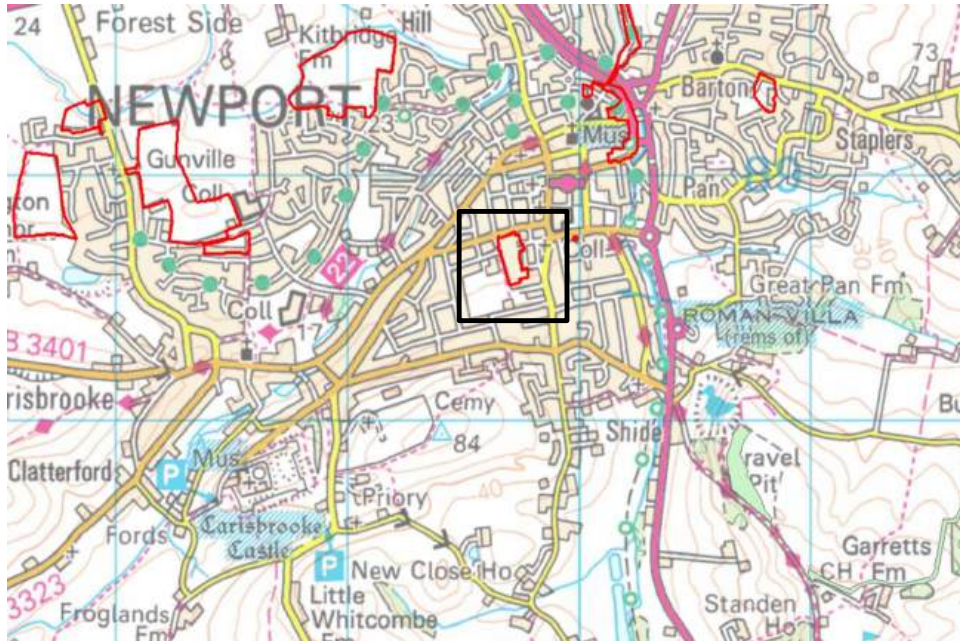
pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is within an existing Primary or Secondary Settlement area		Site lies within the existing Ryde Primary Settlement Area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS413 Land at Morey's Timber Yard, Trafalgar Road, Newport, PO30 1RT



Site Name: Land at Morey's Timber Yard, Trafalgar Road, Newport, PO30 1RT

Details: The site is currently used as an industrial/commercial area (Trafalgar Road Industrial Estate) with associated car parking areas. Alongside the large warehouse building, the site is mostly hard surfacing with little in the way on landscaping and is accessed off Trafalgar Road. The site has been put forward for general housing.

Site ID: IPS413

Grid Reference: SZ 49692 88744

Size (m²): 16,679

Regeneration Area: Newport

Settlement Area: Newport Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		There are bus routes in the vicinity of the Site due to the location within Newport centre. Connies Way cycle route to the east of the site. PROW to the south of the site	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zones 2 or 3 and is not within a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area Not in NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate vicinity		There are a number of Grade II Listed Buildings within the vicinity of the Site along Trafalgar Road	Location of cultural heritage Assets

features of archaeological, historical or architectural interest and their settings.	(including archaeological deposits)?		A cultural heritage site is within 250m of the site boundary.		and adjacent roads. Newport Roman Villa Scheduled Monument is 340 m east of the Site. None within the Site footprint.	
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Site is Brownfield/ALC Urban Shide Quarry SSSI is 830 m southeast of the Site. No other national or international ecological designations within 1000 m of the Site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12% by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban Currently an industrial/commercial development with car parking/hardstanding– brownfield Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in			

	Best and Most Versatile Grades 1, 2 and 3a)?		mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially				
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					

10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site is put forward for general housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation Decile rank 4/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of deprivation
	Level and the distribution of affordable housing across the Island to ensure that sub					

pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is within an existing Primary or Secondary Settlement area		Site lies within the existing Newport Primary Settlement Area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			

Commented [PW1]: this might need to change to cannot be assessed spatially

17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
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Site Specific ISA Assessment: IPS414 Land at Red Funnel, Dover Rd, East Cowes, PO32 6RA



Site Name: Land at Red Funnel, Dover Rd, East Cowes, PO32 6RA
Details: The site is the current Red Funnel Ferry marshalling yard at East Cowes. The site is urban/brownfield with associated ferry infrastructure. The site has been put forward for mixed use with general housing (up to 100 units).
Site ID: IPS414
Grid Reference: SZ 50208 95726
Size (m²): 24,880
Regeneration Area: East Medina
Settlement Area: East Cowes Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		Site located adjacent it the Solent Crossing, with a number of nus routes available in the vicinity of the Site. No cycle routes or significant footpaths within the vicinity of the Site.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site lies within Flood Zone 3 and is not within a groundwater source protection zone. The Site lies within an IOW area potentially susceptible to climate change.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.		adjacent to the northern coastline of the IOW at Ryde/Puckpool Point.	
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area Not in NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate vicinity		Clare Lallow's Grid Iron Yard, East Cowes Congregational Church Grade II Listed Building are located	Location of cultural heritage Assets

features of archaeological, historical or architectural interest and their settings.	(including archaeological deposits)?		A cultural heritage site is within 250m of the site boundary.		immediately adjacent to the south of the Site.	
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Solent Maritime SAC and Solent and Dorset Coast SPA located directly adjacent to the west of the Site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12% by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Grade Urban Not in Mineral Safeguarding Area Red Funnel Ferry building at East Cowes - brownfield	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in			

	Best and Most Versatile Grades 1, 2 and 3a)?	?	mineral safeguarding area			
	Does the Plan support the waste hierarchy?		All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A			N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A			N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					

10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site is put forward for general housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation Decile rank 6/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of deprivation
	Level and the distribution of affordable housing across the Island to ensure that sub					

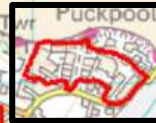
pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is within an existing Primary or Secondary Settlement area		Site lies within the existing East Cowes Primary Settlement Area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

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Settlement Area: Ryde Primary Settlement



ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		There is a bus 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.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site does not lie within Flood Zones 2 or 3 and is not within a groundwater source protection zone. The Site lies adjacent to the northern coastline of the IOW at Ryde/Puckpool Point.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area Not in NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate vicinity		Puckpool Lodge/St Clare Cottage Grade II Listed Building is within the Site, Puckpool House Grade II	Location of cultural heritage Assets

features of archaeological, historical or architectural interest and their settings.	(including archaeological deposits)?		A cultural heritage site is within 250m of the site boundary.		Listed Building is immediately adjacent to the south of the Site.	
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Solent and Southampton Water Ramsar and SPA, Ryde Sands and Wootton Creek SSSI are located immediately adjacent to the north of the Site (coastal designations). Solent and Dorset Coast SPA located slightly offshore adjacent to the sites listed above. Appley Park SINC directly adjacent to the west of the Site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12% by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Western half site lies in mineral safeguarding area. Not in RIGGS ALC Grade 3 Former barracks – mix of greenfield and some buildings	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in			

	Best and Most Versatile Grades 1, 2 and 3a)?	?	mineral safeguarding area			
	Does the Plan support the waste hierarchy?		All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A			N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A			N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					

10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site is put forward for general housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation Decile rank 7/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub					

pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is within an existing Primary or Secondary Settlement area		Site lies within the existing Ryde Primary Settlement Area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

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ISA 2025 Proforma for Assessment of Sites – HA117 Former Laurels

ISA Objective*	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary
1. Air Quality:	+	Site well linked to existing public transport or for public transport (train, solent crossing) (500 m)	0	Site is within 200m of bus stops and on public footpath. Site is within the settlement boundary.
	0	Near to active transport bus, PROW, cycleways (100m)		
	?	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts:	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	None
	?	All other sites		
3. Water Quality and Resources	+	Site is for or includes water infrastructure	?	No watercourses nearby and no groundwater source protection zones.
	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		
4. Landscape (including Noise):	+	N/A		Not in a dark sky or tranquillity area. Site is 400m from National Landscape (to the southwest).
	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		
5. Cultural Heritage:	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		Is within No9 Shanklin conservation area.
	0	A cultural heritage site is within 250m of the site boundary.		
	?	All other sites		

6. Biodiversity:	+	The site use is specifically for the purpose biodiversity improvement	?	SINC 400m to the west. SINCS 400m from site and SPA/Ramsar & SSSI 800m from site.
	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		
7. Land use, soils and agriculture:	+	Site in Urban or developed area/ brownfield	+	Site is 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		
8. Climate Change Emissions:	Cannot be assessed spatially		N/A	
9. Climate Change Resilience:	Cannot be assessed spatially		N/A	
10. Culture:	Cannot be assessed spatially		N/A	
11. Crime and safety:	Cannot be assessed spatially		N/A	
12. Health and Population:	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site will provide policy compliant level of affordable housing.
	?	All other sites		
13. Social Inclusion and Equality:	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple Deprivation rank in 40 %.
	-	Site is for another use and is on an existing affordable housing or traveller site		
	?	All other sites		

14. Education and training:	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose use is not for education.
	-	Site is on an existing education site / and change of use to non educational		
	?	All other sites		
15. Accessibility:		Cannot be assessed spatially		
16. Material Assets:	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.	+	Site is located within the primary settlement boundary of The Bay.
	-	All other developments		
17. Employment and Economy:	+	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.
	-	The site is for housing in existing employment opportunity area or an employment allocation.		
	?	Other types of development		

ISA 2025 Proforma for Assessment of Sites – HA118 Bucklers View, Worsley Road, Cowes

ISA Objective*	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary
1. Air Quality:	+	Site well linked to existing public transport or for public transport (train, solent crossing) (500 m)	0	Site is adjacent bus stop and on public footpath. Site is within the settlement boundary.
	0	Near to active transport bus, PROW, cycleways (100m)		
	?	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts:	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	None
	?	All other sites		
3. Water Quality and Resources	+	Site is for or includes water infrastructure		No watercourses nearby, is within groundwater source protection zones.
	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		
4. Landscape (including Noise):	+	N/A		Not in a dark sky or tranquillity area. Site is 2km from National Landscape (to the southwest).
	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		
5. Cultural Heritage:	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	Nearest listed buildings are 300m to the west.
	0	A cultural heritage site is within 250m of the site boundary.		
	?	All other sites		

6. Biodiversity:	+	The site use is specifically for the purpose biodiversity improvement	0	500m to north is SINC, SPA & SAC.
	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		
7. Land use, soils and agriculture:	+	Site in Urban or developed area/ brownfield	+	Site is 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		
8. Climate Change Emissions:	Cannot be assessed spatially		N/A	
9. Climate Change Resilience:	Cannot be assessed spatially		N/A	
10. Culture:	Cannot be assessed spatially		N/A	
11. Crime and safety:	Cannot be assessed spatially		N/A	
12. Health and Population:	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	+	Site will provide extension to existing elderly accommodation facility.
	?	All other sites		
13. Social Inclusion and Equality:	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple Deprivation rank in 50 %.
	-	Site is for another use and is on an existing affordable housing or traveller site		
	?	All other sites		

14. Education and training:	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose use is not for education.
	-	Site is on an existing education site / and change of use to non educational		
	?	All other sites		
15. Accessibility:		Cannot be assessed spatially		
16. Material Assets:	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.	+	Site is located within the primary settlement boundary of The Bay.
	-	All other developments		
17. Employment and Economy:	+	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.
	-	The site is for housing in existing employment opportunity area or an employment allocation.		
	?	Other types of development		

ISA 2025 Proforma for Assessment of Sites – HA119 Land at Pennyfeathers Ryde

ISA Objective*	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary
1. Air Quality:	+	Site well linked to existing public transport or for public transport (train, solent crossing) (500 m)	0	Site is 100m to nearest bus stop and on public footpath. Site is immediately adjacent the settlement boundary.
	0	Near to active transport bus, PROW, cycleways (100m)		
	?	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts:	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	None
	?	All other sites		
3. Water Quality and Resources	+	Site is for or includes water infrastructure		Ordinary watercourse runs along western and southern boundaries, is within groundwater source protection zones.
	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		
4. Landscape (including Noise):	+	N/A		Not in a dark sky or tranquillity area. Site is 2.5km from National Landscape (to the south).
	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		
5. Cultural Heritage:	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	Nearest listed buildings are 700m to the west.
	0	A cultural heritage site is within 250m of the site boundary.		
	?	All other sites		

6. Biodiversity:	+	The site use is specifically for the purpose biodiversity improvement	-	2 SINC's within the southern and western sections of the site. 1.75km to north SAC/SPA/Ramsar.
	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		
7. Land use, soils and agriculture:	+	Site in Urban or developed area/ brownfield	0	Site is greenfield.
	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		
8. Climate Change Emissions:	Cannot be assessed spatially		N/A	
9. Climate Change Resilience:	Cannot be assessed spatially		N/A	
10. Culture:	Cannot be assessed spatially		N/A	
11. Crime and safety:	Cannot be assessed spatially		N/A	
12. Health and Population:	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site will provide policy compliant level of affordable housing.
	?	All other sites		
13. Social Inclusion and Equality:	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	+	Indices of Multiple Deprivation rank in top 3% deprived wards.
	-	Site is for another use and is on an existing affordable housing or traveller site		
	?	All other sites		

14. Education and training:	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose use is not for education.
	-	Site is on an existing education site / and change of use to non educational		
	?	All other sites		
15. Accessibility:		Cannot be assessed spatially		
16. Material Assets:	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.	-	Site is located outside (but immediately adjacent) to the primary settlement boundary of Cowes.
	-	All other developments		
17. Employment and Economy:	+	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.
	-	The site is for housing in existing employment opportunity area or an employment allocation.		
	?	Other types of development		

ISA 2025 Proforma for Assessment of Sites – HA122, Cockleton Farm, Place Road Cowes

ISA Objective*	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary
1. Air Quality:	+	Site well linked to existing public transport or for public transport (train, solent crossing) (500 m)	0	Site is 200m to nearest bus stop and on public footpath. Site is not within the settlement boundary.
	0	Near to active transport bus, PROW, cycleways (100m)		
	?	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts:	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	None
	?	All other sites		
3. Water Quality and Resources	+	Site is for or includes water infrastructure		Ordinary watercourse runs through the site, is within groundwater source protection zones.
	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		
4. Landscape (including Noise):	+	N/A		Not in a dark sky or tranquillity area. Site is 2km from National Landscape (to the southwest).
	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		
5. Cultural Heritage:	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	Nearest listed buildings are 375m to the northeast.
	0	A cultural heritage site is within 250m of the site boundary.		
	?	All other sites		

6. Biodiversity:	+	The site use is specifically for the purpose biodiversity improvement	0	700m to west is SINC, 1km to north SINC, SPA & SAC.
	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		
7. Land use, soils and agriculture:	+	Site in Urban or developed area/ brownfield	0	Site is greenfield.
	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		
8. Climate Change Emissions:	Cannot be assessed spatially		N/A	
9. Climate Change Resilience:	Cannot be assessed spatially		N/A	
10. Culture:	Cannot be assessed spatially		N/A	
11. Crime and safety:	Cannot be assessed spatially		N/A	
12. Health and Population:	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site will provide policy compliant level of affordable housing.
	?	All other sites		
13. Social Inclusion and Equality:	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple Deprivation rank in 50 %.
	-	Site is for another use and is on an existing affordable housing or traveller site		
	?	All other sites		

14. Education and training:	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose use is not for education.
	-	Site is on an existing education site / and change of use to non educational		
	?	All other sites		
15. Accessibility:		Cannot be assessed spatially		
16. Material Assets:	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.	-	Site is located outside (but immediately adjacent) to the primary settlement boundary of Cowes.
	-	All other developments		
17. Employment and Economy:	+	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.
	-	The site is for housing in existing employment opportunity area or an employment allocation.		
	?	Other types of development		

ISA 2025 Proforma for Assessment of Sites – HA123 Former Esplanade Hotel 40 – 44 High Street Sandown

ISA Objective*	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary
1. Air Quality:	+	Site well linked to existing public transport or for public transport (train, solent crossing) (500 m)	0	Site is within 50m of bus stops and on public footpath. Site is within the settlement boundary.
	0	Near to active transport bus, PROW, cycleways (100m)		
	?	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts:	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	None
	?	All other sites		
3. Water Quality and Resources	+	Site is for or includes water infrastructure		No watercourses nearby, is within groundwater source protection zones.
	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		
4. Landscape (including Noise):	+	N/A		Not in a dark sky or tranquillity area. Site is 1.5km from National Landscape (to the northeast).
	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		
5. Cultural Heritage:	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		Is within No12 Sandown conservation area.
	0	A cultural heritage site is within 250m of the site boundary.		
	?	All other sites		

6. Biodiversity:	+	The site use is specifically for the purpose biodiversity improvement	-	50m from SPA & SAC.
	0	National or International designation between 250-1000m. The Site is within a SINCC.		
	-	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		
7. Land use, soils and agriculture:	+	Site in Urban or developed area/ brownfield	+	Site is 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		
8. Climate Change Emissions:	Cannot be assessed spatially		N/A	
9. Climate Change Resilience:	Cannot be assessed spatially		N/A	
10. Culture:	Cannot be assessed spatially		N/A	
11. Crime and safety:	Cannot be assessed spatially		N/A	
12. Health and Population:	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site will provide policy compliant level of affordable housing.
	?	All other sites		
13. Social Inclusion and Equality:	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple Deprivation rank in 40 %.
	-	Site is for another use and is on an existing affordable housing or traveller site		
	?	All other sites		

14. Education and training:	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose use is not for education.
	-	Site is on an existing education site / and change of use to non educational		
	?	All other sites		
15. Accessibility:		Cannot be assessed spatially		
16. Material Assets:	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.	+	Site is located within the primary settlement boundary of The Bay.
	-	All other developments		
17. Employment and Economy:	+	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.
	-	The site is for housing in existing employment opportunity area or an employment allocation.		
	?	Other types of development		

ISA 2025 Proforma for Assessment of Sites – Land adjacent to Highwood Grove, Rookley

ISA Objective*	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary
1. Air Quality:	+	Site well linked to existing public transport or for public transport (train, solent crossing) (500 m)		Site is within 250m of bus stops and PROW borders southern boundary of site. Immediately adjacent to the rural service centre settlement boundary.
	0	Near to active transport bus, PROW, cycleways (100m)		
	?	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts:	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	None
	?	All other sites		
3. Water Quality and Resources	+	Site is for or includes water infrastructure	?	120m from OWC. No flood risk on site.
	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		
4. Landscape (including Noise):	+	N/A	+ (check other Rookley sites)	Not in a dark sky or tranquillity area. Site is 180m from National Landscape and dark sky (to the souththwest).
	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		
5. Cultural Heritage:	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	No heritage assets in proximity to site.
	0	A cultural heritage site is within 250m of the site boundary.		

	?	All other sites		
6. Biodiversity:	+	The site use is specifically for the purpose biodiversity improvement	0	Ancient Woodland 500m to the west, which forms part of a SINC that is 400m to the west.
	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		
7. Land use, soils and agriculture:	+	Site in Urban or developed area/ brownfield	0	Site is greenfield, outside but immediately adjacent settlement boundary. Site is not agricultural graded land.
	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		
8. Climate Change Emissions:		Cannot be assessed spatially	N/A	
9. Climate Change Resilience:		Cannot be assessed spatially	N/A	
10. Culture:		Cannot be assessed spatially	N/A	
11. Crime and safety:		Cannot be assessed spatially	N/A	
12. Health and Population:	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site will provide policy compliant level of affordable housing.
	?	All other sites		
13. Social Inclusion and Equality:	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple Deprivation rank in 40 %.

	-	Site is for another use and is on an existing affordable housing or traveller site		
	?	All other sites		
14. Education and training:	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose use is not for education.
	-	Site is on an existing education site / and change of use to non educational		
	?	All other sites		
15. Accessibility:		Cannot be assessed spatially		
16. Material Assets:	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.	0	Site is located adjacent to the rural service centre boundary but is immediately adjacent such that it could be included within a revised settlement boundary.
	-	All other developments		
17. Employment and Economy:	+	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.
	-	The site is for housing in existing employment opportunity area or an employment allocation.		
	?	Other types of development		

ISA 2025 Proforma for Assessment of Sites – Land at 155 Staplers Road

ISA Objective*	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary
1. Air Quality:	+	Site well linked to existing public transport or for public transport (train, solent crossing) (500 m)		Site is within 150m of bus stop and public footpath. Site is 750m to a primary. Site is immediately adjacent to Primary settlement boundary.
	0	Near to active transport bus, PROW, cycleways (100m)		
	?	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts:	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	None
	?	All other sites		
3. Water Quality and Resources	+	Site is for or includes water infrastructure	0	Ordinary watercourse runs adjacent to site boundary. No on-site flood risk.
	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		
4. Landscape (including Noise):	+	N/A	+	Not in a dark sky or tranquillity area.
	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		
5. Cultural Heritage:	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	No heritage assets in proximity to site.
	0	A cultural heritage site is within 250m of the site boundary.		

	?	All other sites		
6. Biodiversity:	+	The site use is specifically for the purpose biodiversity improvement	0	886m distance to the nearest designation, SPA (Solent and Dorset Coast) in Medina Estuary. Within SPA buffer with existing mitigation mechanism.
	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		
7. Land use, soils and agriculture:	+	Site in Urban or developed area/ brownfield	0	Site is greenfield, outside but immediately adjacent settlement boundary. Site is not agricultural graded land.
	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		
8. Climate Change Emissions:		Cannot be assessed spatially	N/A	
9. Climate Change Resilience:		Cannot be assessed spatially	N/A	
10. Culture:		Cannot be assessed spatially	N/A	
11. Crime and safety:		Cannot be assessed spatially	N/A	
12. Health and Population:	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site will provide policy compliant level of affordable housing.
	?	All other sites		
13. Social Inclusion and Equality:	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple Deprivation rank in 50 %.

	-	Site is for another use and is on an existing affordable housing or traveller site		
	?	All other sites		
14. Education and training:	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose use is not for education.
	-	Site is on an existing education site / and change of use to non educational		
	?	All other sites		
15. Accessibility:		Cannot be assessed spatially		
16. Material Assets:	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.	-	Site is not within a settlement boundary, but is immediately adjacent such that it could be included within a revised settlement boundary.
	-	All other developments		
17. Employment and Economy:	+	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.
	-	The site is for housing in existing employment opportunity area or an employment allocation.		
	?	Other types of development		

ISA 2025 Proforma for Assessment of Sites – Land at Ashey Road, Ryde

ISA Objective*	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary
1. Air Quality:	+	Site well linked to existing public transport or for public transport (train, solent crossing) (500 m)		Site is within 350m of bus stops and within 100m of PROW network. Site is outside, but immediately adjacent to the Ryde settlement boundary.
	0	Near to active transport bus, PROW, cycleways (100m)		
	?	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts:	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	None
	?	All other sites		
3. Water Quality and Resources	+	Site is for or includes water infrastructure	?	Ordinary watercourse on the southern boundary of the site. There is no on-site flood risk.
	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		
4. Landscape (including Noise):	+	N/A		Not in a dark sky or tranquillity area.
	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		
5. Cultural Heritage:	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	Site is 400m from the nearest listed buildings (which are themselves in a built-up area).
	0	A cultural heritage site is within 250m of the site boundary.		

	?	All other sites		
6. Biodiversity:	+	The site use is specifically for the purpose biodiversity improvement	0	Ancient woodland 500m to the south of the site, nearest SINC is 300m to east and south.
	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		
7. Land use, soils and agriculture:	+	Site in Urban or developed area/ brownfield	0	Site is greenfield, outside but immediately adjacent settlement boundary. Site is not agricultural graded land.
	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		
8. Climate Change Emissions:		Cannot be assessed spatially	N/A	
9. Climate Change Resilience:		Cannot be assessed spatially	N/A	
10. Culture:		Cannot be assessed spatially	N/A	
11. Crime and safety:		Cannot be assessed spatially	N/A	
12. Health and Population:	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site will provide policy compliant level of affordable housing.
	?	All other sites		
13. Social Inclusion and Equality:	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple Deprivation rank in 40 %.

	-	Site is for another use and is on an existing affordable housing or traveller site		
	?	All other sites		
14. Education and training:	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose use is not for education.
	-	Site is on an existing education site / and change of use to non educational		
	?	All other sites		
15. Accessibility:		Cannot be assessed spatially		
16. Material Assets:	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.	-	Site is not within a settlement boundary, but is immediately adjacent such that it could be included within a revised settlement boundary.
	-	All other developments		
17. Employment and Economy:	+	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.
	-	The site is for housing in existing employment opportunity area or an employment allocation.		
	?	Other types of development		

ISA 2025 Proforma for Assessment of Sites – Land at Eddington Road, Nettlestone

ISA Objective*	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary
1. Air Quality:	+	Site well linked to existing public transport or for public transport (train, solent crossing) (500 m)		Site is within 50m of bus stop. PROW runs along the western and southern boundaries of the site. Site is adjacent to the settlement of Nettlestone but is in the wider rural area.
	0	Near to active transport bus, PROW, cycleways (100m)		
	?	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts:	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	None
	?	All other sites		
3. Water Quality and Resources	+	Site is for or includes water infrastructure	?	Ordinary watercourse 220m to the southwest and no flood risk on site.
	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		
4. Landscape (including Noise):	+	N/A		Not in a dark sky or tranquillity area.
	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		
5. Cultural Heritage:	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	No heritage assets in proximity to site.
	0	A cultural heritage site is within 250m of the site boundary.		

	?	All other sites		
6. Biodiversity:	+	The site use is specifically for the purpose biodiversity improvement	0	Ancient woodland on northern boundary of site. SINC 250m to northwest.
	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		
7. Land use, soils and agriculture:	+	Site in Urban or developed area/ brownfield	0	Site is greenfield, in the wider rural area. Site is not agricultural graded land.
	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		
8. Climate Change Emissions:		Cannot be assessed spatially	N/A	
9. Climate Change Resilience:		Cannot be assessed spatially	N/A	
10. Culture:		Cannot be assessed spatially	N/A	
11. Crime and safety:		Cannot be assessed spatially	N/A	
12. Health and Population:	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	+	Site will provide 100% affordable housing.
	?	All other sites		
13. Social Inclusion and Equality:	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple Deprivation rank in 40 %.

	-	Site is for another use and is on an existing affordable housing or traveller site		
	?	All other sites		
14. Education and training:	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose use is not for education.
	-	Site is on an existing education site / and change of use to non educational		
	?	All other sites		
15. Accessibility:		Cannot be assessed spatially		
16. Material Assets:	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.	-	Site is located in the wider rural area.
	-	All other developments		
17. Employment and Economy:	+	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.
	-	The site is for housing in existing employment opportunity area or an employment allocation.		
	?	Other types of development		

ISA 2025 Proforma for Assessment of Sites – Land at Ryde Theatre

ISA Objective*	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary
1. Air Quality:	+	Site well linked to existing public transport or for public transport (train, solent crossing) (500 m)		Site is within 100m of bus stops and adjacent to public footpath. Site is within the settlement boundary.
	0	Near to active transport bus, PROW, cycleways (100m)		
	?	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts:	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	None
	?	All other sites		
3. Water Quality and Resources	+	Site is for or includes water infrastructure	?	None
	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		
4. Landscape (including Noise):	+	N/A		Not in a dark sky or tranquillity area.
	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		
5. Cultural Heritage:	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		Site is within Ryde conservation area. Site is physically connected to Ryde Theatre (Grade II listed building) and directly adjacent to Grade
	0	A cultural heritage site is within 250m of the site boundary.		
	?	All other sites		

				II listed St James church. Current state of building in poor condition.
6. Biodiversity:	+	The site use is specifically for the purpose biodiversity improvement	0	SPA/Ramsar & SSSI 300m from site.
	0	National or International designation between 250-1000m. The Site is within a SINCE.		
	-	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		
7. Land use, soils and agriculture:	+	Site in Urban or developed area/ brownfield	+	Site is 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		
8. Climate Change Emissions:		Cannot be assessed spatially	N/A	
9. Climate Change Resilience:		Cannot be assessed spatially	N/A	
10. Culture:		Cannot be assessed spatially	N/A	
11. Crime and safety:		Cannot be assessed spatially	N/A	
12. Health and Population:	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	+	On call for sites pro forma applicant stated over 60s housing as intended use.
	?	All other sites		
13. Social Inclusion and Equality:	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple Deprivation rank in 30 %.

	-	Site is for another use and is on an existing affordable housing or traveller site		
	?	All other sites		
14. Education and training:	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose use is not for education.
	-	Site is on an existing education site / and change of use to non educational		
	?	All other sites		
15. Accessibility:		Cannot be assessed spatially		
16. Material Assets:	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.	+	Site is located within the primary settlement boundary of Ryde.
	-	All other developments		
17. Employment and Economy:	+	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.
	-	The site is for housing in existing employment opportunity area or an employment allocation.		
	?	Other types of development		

ISA 2025 Proforma for Assessment of Sites – Land at Sandown Airport

ISA Objective*	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary
1. Air Quality:	+	Site well linked to existing public transport or for public transport (train, solent crossing) (500 m)		175m to nearest bus stops. Site is adjacent to PROW network.
	0	Near to active transport bus, PROW, cycleways (100m)		
	?	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts:	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	
	?	All other sites		
3. Water Quality and Resources	+	Site is for or includes water infrastructure	?	No on-site flood risk. Nearest waterbody in the Eastern Yar main river (Scotchells Brook) which is 175m to the southeast of the site.
	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		
4. Landscape (including Noise):	+	N/A		Not in a dark sky or tranquillity area.
	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		
5. Cultural Heritage:	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	No heritage assets in proximity to site.
	0	A cultural heritage site is within 250m of the site boundary.		
	?	All other sites		

6. Biodiversity:	+	The site use is specifically for the purpose biodiversity improvement	?	SINC nearest designation 300m to the south of the site.
	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		
7. Land use, soils and agriculture:	+	Site in Urban or developed area/ brownfield	+	Brownfield site with extant permission for hotel and holiday accommodation, P/01591/11.
	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		
8. Climate Change Emissions:	Cannot be assessed spatially		N/A	
9. Climate Change Resilience:	Cannot be assessed spatially		N/A	
10. Culture:	Cannot be assessed spatially		N/A	
11. Crime and safety:	Cannot be assessed spatially		N/A	
12. Health and Population:	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site will provide policy compliant level of affordable housing.
	?	All other sites		
13. Social Inclusion and Equality:	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple Deprivation rank in 50 %.
	-	Site is for another use and is on an existing affordable housing or traveller site		
	?	All other sites		

14. Education and training:	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.
	-	Site is on an existing education site / and change of use to non educational		
	?	All other sites		
15. Accessibility:		Cannot be assessed spatially		
16. Material Assets:	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.	-	Site is not within settlement boundary, distance from site boundary to settlement boundary (the Bay) is 210m.
	-	All other developments		
17. Employment and Economy:	+	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.
	-	The site is for housing in existing employment opportunity area or an employment allocation.		
	?	Other types of development		

ISA 2025 Proforma for Assessment of Sites – Land at St. Vincents Care Home, Ryde

ISA Objective*	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary
1. Air Quality:	+	Site well linked to existing public transport or for public transport (train, solent crossing) (500 m)		Site is within 80m of bus stops and public footpath. Site is within the settlement boundary.
	0	Near to active transport bus, PROW, cycleways (100m)		
	?	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts:	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	None
	?	All other sites		
3. Water Quality and Resources	+	Site is for or includes water infrastructure	?	500m from main river (Binstead stream) no flood risk on site.
	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		
4. Landscape (including Noise):	+	N/A		Not in a dark sky or tranquillity area. Site is 800m from National Landscape (to the northwest).
	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		
5. Cultural Heritage:	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	Ryde conservation area is 100m to the east. No heritage assets in proximity to site.
	0	A cultural heritage site is within 250m of the site boundary.		
	?	All other sites		

6. Biodiversity:	+	The site use is specifically for the purpose biodiversity improvement	0	SINCS 400m from site and SPA/Ramsar & SSSI 800m from site.
	0	National or International designation between 250-1000m. The Site is within a SINCS.		
	-	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		
7. Land use, soils and agriculture:	+	Site in Urban or developed area/ brownfield	+	Site is 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		
8. Climate Change Emissions:	Cannot be assessed spatially		N/A	
9. Climate Change Resilience:	Cannot be assessed spatially		N/A	
10. Culture:	Cannot be assessed spatially		N/A	
11. Crime and safety:	Cannot be assessed spatially		N/A	
12. Health and Population:	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site will provide policy compliant level of affordable housing.
	?	All other sites		
13. Social Inclusion and Equality:	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple Deprivation rank in 30 %.
	-	Site is for another use and is on an existing affordable housing or traveller site		
	?	All other sites		

14. Education and training:	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose use is not for education.
	-	Site is on an existing education site / and change of use to non educational		
	?	All other sites		
15. Accessibility:		Cannot be assessed spatially		
16. Material Assets:	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.	+	Site is located within the primary settlement boundary of Ryde.
	-	All other developments		
17. Employment and Economy:	+	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.
	-	The site is for housing in existing employment opportunity area or an employment allocation.		
	?	Other types of development		

ISA 2025 Proforma for Assessment of Sites – Land between Chatfield Road and Allotment Road, Niton

ISA Objective*	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary
1. Air Quality:	+	Site well linked to existing public transport or for public transport (train, solent crossing) (500 m)		Site is within 175m of bus stops and PROW borders eastern boundary of site. Immediately adjacent to the rural service centre settlement boundary.
	0	Near to active transport bus, PROW, cycleways (100m)		
	?	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts:	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	None
	?	All other sites		
3. Water Quality and Resources	+	Site is for or includes water infrastructure	?	120m from OWC no flood risk on site.
	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		
4. Landscape (including Noise):	+	N/A		National Landscape immediately adjacent to eastern boundary of site.
	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		
5. Cultural Heritage:	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	No heritage assets in proximity to site.
	0	A cultural heritage site is within 250m of the site boundary.		

	?	All other sites		
6. Biodiversity:	+	The site use is specifically for the purpose biodiversity improvement	0	Compton Chine & Steephill Cove SSSI 1000m to the south. SINC 850m to the east.
	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		
7. Land use, soils and agriculture:	+	Site in Urban or developed area/ brownfield	0	Site is greenfield, outside but immediately adjacent settlement boundary. Site is not agricultural graded land.
	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		
8. Climate Change Emissions:		Cannot be assessed spatially	N/A	
9. Climate Change Resilience:		Cannot be assessed spatially	N/A	
10. Culture:		Cannot be assessed spatially	N/A	
11. Crime and safety:		Cannot be assessed spatially	N/A	
12. Health and Population:	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site will provide policy compliant level of affordable housing.
	?	All other sites		
13. Social Inclusion and Equality:	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple Deprivation rank in 50 %.

	-	Site is for another use and is on an existing affordable housing or traveller site		
	?	All other sites		
14. Education and training:	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose use is not for education.
	-	Site is on an existing education site / and change of use to non educational		
	?	All other sites		
15. Accessibility:		Cannot be assessed spatially		
16. Material Assets:	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.	0	Site is located adjacent to the rural service centre boundary such that it could be included within a revised settlement boundary.
	-	All other developments		
17. Employment and Economy:	+	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.
	-	The site is for housing in existing employment opportunity area or an employment allocation.		
	?	Other types of development		

ISA 2025 Proforma for Assessment of Sites – Land between the Old Dairy Farm and 80 Horsebridge Hill, Newport

ISA Objective*	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary
1. Air Quality:	+	Site well linked to existing public transport or for public transport (train, solent crossing) (500 m)	+	Site is within 20m of bus stops and public footpaths. Site is outside but immediately adjacent (to the north) the Newport settlement boundary.
	0	Near to active transport bus, PROW, cycleways (100m)		
	?	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts:	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	None
	?	All other sites		
3. Water Quality and Resources	+	Site is for or includes water infrastructure	?	400m from main river Parkhurst Stream. There is no on-site flood risk.
	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		
4. Landscape (including Noise):	+	N/A		Not in a dark sky or tranquillity area.
	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		
5. Cultural Heritage:	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	Grade 11* listed prison houses 300m to southwest of site on Nicholson Street.
	0	A cultural heritage site is within 250m of the site boundary.		

	?	All other sites		
6. Biodiversity:	+	The site use is specifically for the purpose biodiversity improvement	0	Solent & Southampton Water SPA/Ramsar 520m to the east. Dodner Creek SINC 250m to the east. Noke Plantation SINC 550m to the west.
	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		
7. Land use, soils and agriculture:	+	Site in Urban or developed area/ brownfield	+	Site is part greenfield, and part brownfield. Adjacent to the Newport settlement boundary. Site is bounded by the A3020 main road to the west and bounded on 3 sides by residential uses.
	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		
8. Climate Change Emissions:		Cannot be assessed spatially	N/A	
9. Climate Change Resilience:		Cannot be assessed spatially	N/A	
10. Culture:		Cannot be assessed spatially	N/A	
11. Crime and safety:		Cannot be assessed spatially	N/A	
12. Health and Population:	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site will provide policy compliant level of affordable housing.
	?	All other sites		
	+		?	

13. Social Inclusion and Equality:		Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.		Indices of Multiple Deprivation rank in 40 %.
	-	Site is for another use and is on an existing affordable housing or traveller site		
	?	All other sites		
14. Education and training:	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose use is not for education.
	-	Site is on an existing education site / and change of use to non educational		
	?	All other sites		
15. Accessibility:		Cannot be assessed spatially		
16. Material Assets:	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.	-	Site is not within a settlement boundary, but is immediately adjacent such that it could be included within a revised settlement boundary.
	-	All other developments		
17. Employment and Economy:	+	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.
	-	The site is for housing in existing employment opportunity area or an employment allocation.		
	?	Other types of development		

ISA 2025 Proforma for Assessment of Sites – Land north of 266 Gunville Road

ISA Objective*	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary
1. Air Quality:	+	Site well linked to existing public transport or for public transport (train, solent crossing) (500 m)	+	Site is within 150m of bus stops and within 100m of PROW network. Site is outside, but immediately adjacent to the Newport settlement boundary.
	0	Near to active transport bus, PROW, cycleways (100m)		
	?	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts:	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	None
	?	All other sites		
3. Water Quality and Resources	+	Site is for or includes water infrastructure	?	Gunville Stream is 120m to the south of the site. There is no on-site flood risk.
	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		
4. Landscape (including Noise):	+	N/A		Not in a dark sky or tranquillity area. National Landscape is over 1km to the south.
	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		
5. Cultural Heritage:	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	Site is 500m from the nearest listed buildings (Kitbridge Farmhouse, to the east).
	0	A cultural heritage site is within 250m of the site boundary.		

	?	All other sites		
6. Biodiversity:	+	The site use is specifically for the purpose biodiversity improvement	?	Nearest national designation (Parkhurst Forest) is over 1km away. Nearest SINC is 250m to the east (Kitbridge Farm) and Parkhurst Forest SINC 400m to the north.
	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		
7. Land use, soils and agriculture:	+	Site in Urban or developed area/ brownfield	0	Site is greenfield, outside but immediately adjacent settlement boundary. Site is not agricultural graded land.
	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		
8. Climate Change Emissions:		Cannot be assessed spatially	N/A	
9. Climate Change Resilience:		Cannot be assessed spatially	N/A	
10. Culture:		Cannot be assessed spatially	N/A	
11. Crime and safety:		Cannot be assessed spatially	N/A	
12. Health and Population:	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	+	Affordable housing and bungalows for the elderly.
	?	All other sites		
13. Social Inclusion and Equality:	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple Deprivation rank in 30 %.

	-	Site is for another use and is on an existing affordable housing or traveller site		
	?	All other sites		
14. Education and training:	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose use is not for education.
	-	Site is on an existing education site / and change of use to non educational		
	?	All other sites		
15. Accessibility:		Cannot be assessed spatially		
16. Material Assets:	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.	-	Site is not within a settlement boundary, but is immediately adjacent such that it could be included within a revised settlement boundary.
	-	All other developments		
17. Employment and Economy:	+	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.
	-	The site is for housing in existing employment opportunity area or an employment allocation.		
	?	Other types of development		

ISA 2025 Proforma for Assessment of Sites – Land at Horsebridge Hill, adjacent to Acorn Farm, Newport

ISA Objective*	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary
1. Air Quality:	+	Site well linked to existing public transport or for public transport (train, solent crossing) (500 m)		Site is within 100m of bus stops and within 200m of PROW network. Site is within the Newport settlement boundary.
	0	Near to active transport bus, PROW, cycleways (100m)		
	?	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts:	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	None
	?	All other sites		
3. Water Quality and Resources	+	Site is for or includes water infrastructure	?	150m from main river Parkhurst Stream. There is no on-site flood risk.
	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		
4. Landscape (including Noise):	+	N/A		Not in a dark sky or tranquillity area.
	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		
5. Cultural Heritage:	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	0	Grade 11* listed prison houses 100m to west of site on Nicholson Street.
	0	A cultural heritage site is within 250m of the site boundary.		
	?	All other sites		

6. Biodiversity:	+	The site use is specifically for the purpose biodiversity improvement	0	Solent & Southampton Water SPA/Ramsar 500m to the east. Dodner Creek SINC 400m to the east. Noke Plantation SINC 500m to the west.
	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		
7. Land use, soils and agriculture:	+	Site in Urban or developed area/ brownfield	+	Site is greenfield, within the Newport settlement boundary. Site is bounded by the A3020 main road to the west and current development site to the east (serving as an ancillary compound site to the existing consented Acorn Farm site).
	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		
8. Climate Change Emissions:		Cannot be assessed spatially	N/A	
9. Climate Change Resilience:		Cannot be assessed spatially	N/A	
10. Culture:		Cannot be assessed spatially	N/A	
11. Crime and safety:		Cannot be assessed spatially	N/A	
12. Health and Population:	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site will provide policy compliant level of affordable housing.
	?	All other sites		
	+		?	

13. Social Inclusion and Equality:		Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.		Indices of Multiple Deprivation rank in 40 %.
	-	Site is for another use and is on an existing affordable housing or traveller site		
	?	All other sites		
14. Education and training:	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose use is not for education.
	-	Site is on an existing education site / and change of use to non educational		
	?	All other sites		
15. Accessibility:		Cannot be assessed spatially		
16. Material Assets:	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.	+	Site is within the primary settlement boundary of Newport.
	-	All other developments		
17. Employment and Economy:	+	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.
	-	The site is for housing in existing employment opportunity area or an employment allocation.		
	?	Other types of development		

ISA 2025 Proforma for Assessment of Sites – Land rear of the Lodge, Main Road, Rookley

ISA Objective*	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary
1. Air Quality:	+	Site well linked to existing public transport or for public transport (train, solent crossing) (500 m)		Site is 80m to bus stops and PROW. Site is immediately adjacent to rural service centre settlement boundary.
	0	Near to active transport bus, PROW, cycleways (100m)		
	?	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts:	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	None
	?	All other sites		
3. Water Quality and Resources	+	Site is for or includes water infrastructure	?	Ordinary watercourse immediately adjacent to site boundary. No on-site flood risk.
	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		
4. Landscape (including Noise):	+	N/A		National Landscape and dark sky (proposed designation) is 200m away.
	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		
5. Cultural Heritage:	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	No heritage assets in proximity to site.
	0	A cultural heritage site is within 250m of the site boundary.		
	?	All other sites		

6. Biodiversity:	+	The site use is specifically for the purpose biodiversity improvement	0	500m from site to a SINC and ancient woodland to the west of the site.
	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		
7. Land use, soils and agriculture:	+	Site in Urban or developed area/ brownfield	0	Site is greenfield, outside but immediately adjacent settlement boundary. Site is not agricultural graded land.
	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		
8. Climate Change Emissions:	Cannot be assessed spatially		N/A	
9. Climate Change Resilience:	Cannot be assessed spatially		N/A	
10. Culture:	Cannot be assessed spatially		N/A	
11. Crime and safety:	Cannot be assessed spatially		N/A	
12. Health and Population:	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site will provide policy compliant level of affordable housing.
	?	All other sites		
13. Social Inclusion and Equality:	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple Deprivation rank in 40 %.
	-	Site is for another use and is on an existing affordable housing or traveller site		
	?	All other sites		

14. Education and training:	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education
	-	Site is on an existing education site / and change of use to non educational		
	?	All other sites		
15. Accessibility:		Cannot be assessed spatially		
16. Material Assets:	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.	0	Site is located adjacent to Rookley rural service centre.
	-	All other developments		
17. Employment and Economy:	+	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.
	-	The site is for housing in existing employment opportunity area or an employment allocation.		
	?	Other types of development		

ISA 2025 Proforma for Assessment of Sites – Land west of Elm Lane, Calbourne

ISA Objective*	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary
1. Air Quality:	+	Site well linked to existing public transport or for public transport (train, solent crossing) (500 m)		Site is within 350m of bus stops and PROW borders northern boundary of site. Site in the wider rural area.
	0	Near to active transport bus, PROW, cycleways (100m)		
	?	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts:	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	None
	?	All other sites		
3. Water Quality and Resources	+	Site is for or includes water infrastructure	?	No watercourses within 100m of site and no flood risk on site.
	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		
4. Landscape (including Noise):	+	N/A	?	National Landscape and dark skies are 300m to the south of the site.
	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		
5. Cultural Heritage:	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	No heritage assets in proximity to site.
	0	A cultural heritage site is within 250m of the site boundary.		
	?	All other sites		

6. Biodiversity:	+	The site use is specifically for the purpose biodiversity improvement	0	350m to ancient woodland to the east which is also a SINC. Ancient woodland 300m to northeast that is also a SINC.
	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		
7. Land use, soils and agriculture:	+	Site in Urban or developed area/ brownfield	0	Site is greenfield, in the wider rural area. Site is not agricultural graded land.
	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		
8. Climate Change Emissions:	Cannot be assessed spatially		N/A	
9. Climate Change Resilience:	Cannot be assessed spatially		N/A	
10. Culture:	Cannot be assessed spatially		N/A	
11. Crime and safety:	Cannot be assessed spatially		N/A	
12. Health and Population:	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site will provide policy compliant level of affordable housing.
	?	All other sites		
13. Social Inclusion and Equality:	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple Deprivation rank in 40 %.
	-	Site is for another use and is on an existing affordable housing or traveller site		
	?	All other sites		

14. Education and training:	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose use is not for education.
	-	Site is on an existing education site / and change of use to non educational		
	?	All other sites		
15. Accessibility:		Cannot be assessed spatially		
16. Material Assets:	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.	-	Site is located in the wider rural area.
	-	All other developments		
17. Employment and Economy:	+	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.
	-	The site is for housing in existing employment opportunity area or an employment allocation.		
	?	Other types of development		

ISA 2025 Proforma for Assessment of Sites – Merlin’s Farm, Elm Lane, Calbourne

ISA Objective*	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary
1. Air Quality:	+	Site well linked to existing public transport or for public transport (train, solent crossing) (500 m)		Site is within 350m of bus stops and PROW goes through the north of the site. Site in the wider rural area.
	0	Near to active transport bus, PROW, cycleways (100m)		
	?	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts:	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	None
	?	All other sites		
3. Water Quality and Resources	+	Site is for or includes water infrastructure	?	No watercourses within 100m of site and no flood risk on site.
	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		
4. Landscape (including Noise):	+	N/A	?	National Landscape and dark skies are 300m to the south of the site.
	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		
5. Cultural Heritage:	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	No heritage assets in proximity to site.
	0	A cultural heritage site is within 250m of the site boundary.		
	?	All other sites		

6. Biodiversity:	+	The site use is specifically for the purpose biodiversity improvement	0	320m to ancient woodland to the east which is also a SINC. Ancient woodland 275m to northeast that is also a SINC.
	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		
7. Land use, soils and agriculture:	+	Site in Urban or developed area/ brownfield	0	Site is greenfield, in the wider rural area. Site is not agricultural graded land.
	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		
8. Climate Change Emissions:	Cannot be assessed spatially		N/A	
9. Climate Change Resilience:	Cannot be assessed spatially		N/A	
10. Culture:	Cannot be assessed spatially		N/A	
11. Crime and safety:	Cannot be assessed spatially		N/A	
12. Health and Population:	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site will provide policy compliant level of affordable housing.
	?	All other sites		
13. Social Inclusion and Equality:	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple Deprivation rank in 40 %.
	-	Site is for another use and is on an existing affordable housing or traveller site		
	?	All other sites		

14. Education and training:	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose use is not for education.
	-	Site is on an existing education site / and change of use to non educational		
	?	All other sites		
15. Accessibility:		Cannot be assessed spatially		
16. Material Assets:	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.	-	Site is located in the wider rural area.
	-	All other developments		
17. Employment and Economy:	+	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.
	-	The site is for housing in existing employment opportunity area or an employment allocation.		
	?	Other types of development		

