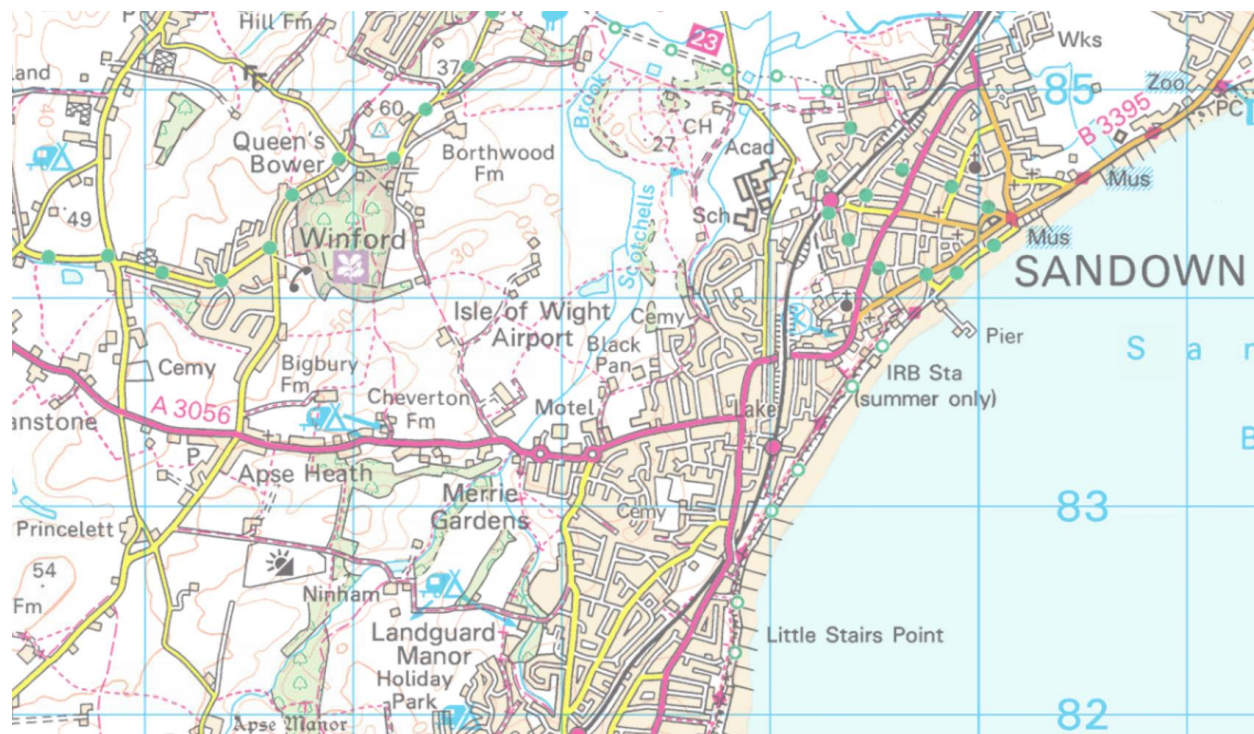


## ISA Appendix 4: Assessment of Health and Employment Sites

### Health Sites

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

Shapefile not available – general area provided here.



**Site Name:** Sandown Civic Centre Building, Barrack Block, Sandown, Isle of Wight, PO36 9EA

**Details:** A locality hub brings together health and wellbeing services in fit-for-purpose buildings, bringing services closer to local communities. They significantly improve the patient/ customer experience and maintain a good service provision both in quality (retaining NHS community services) and capacity (increasing the size of the GP practice to accommodate the demand and size of the current patients' list). Land has been allocated at The Heights/Barracks Community Hub, Sandown which is proposed to incorporate a range of leisure, public health and wellbeing support services. Providing safe and legible access to both pedestrians, cyclists and all forms of vehicles will be important to the success of this site. Supports Policy CSSHC 7.

**Site ID:** -

**Grid Reference:** SZ 59294 83853

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

**Regeneration Area:** The Bay

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

ISA Objective <sup>1</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
<b>1. Air Quality:</b> To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		The nearest bus stop is along Broadway/Lake Hill A3055. Site is located in close proximity to a rail route.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
		?	All other sites			
<b>2. Coasts:</b> 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			
<b>3. Water Quality and Resources:</b> To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site is not located within Flood Zones 2 or 3 and is not adjacent to a water body. Not located within a Source Protection Zone and is within an area of high groundwater vulnerability.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

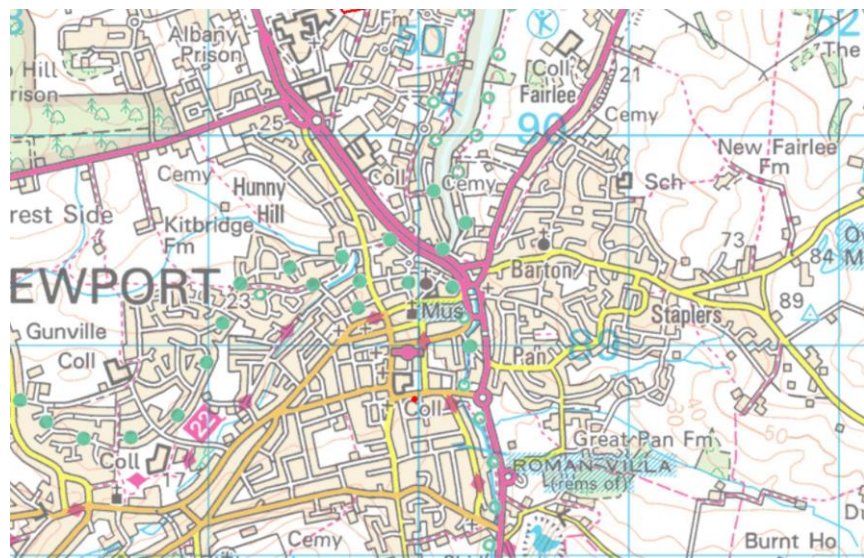
\*Colour Coding Key

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

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

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

Shapefile not available – general area provided here.



**Site Name:** Central Locality Health Hub, Pyle St, Newport, Isle of Wight, PO30 1JW

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

**Site ID:** -

**Grid Reference:** SZ 50203 89119

**Size (m2):** -

**Regeneration Area:** Newport

ISA Objective <sup>2</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
<b>1. Air Quality:</b> To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		The nearest bus stop is along High Street to the north, numerous bus routes available. A cycle route network is in close proximity. Site is not located in proximity to a rail route.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			

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

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

ISA Objective <sup>2</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
		?	All other sites			
<b>2. Coasts:</b> 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			
<b>3. Water Quality and Resources:</b> 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 Zone 3 and is adjacent to the River Medina. Not located within a Source Protection Zone and is within an area of low groundwater vulnerability.	Flood zones Groundwater Protection Zones Detailed River Network/Main River
	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			

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

ISA Objective <sup>2</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
<b>4. Landscape (including Noise):</b> To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A	?	Not in Dark Sky reserve Not within AONB Not within tranquility area Not within/adjacent to NIA	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
<b>5. Cultural Heritage:</b> Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity		Numerous listed buildings within the vicinity of the site along Pyle Street and High Street. All Grade II.	Location of cultural heritage Assets

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

ISA Objective <sup>2</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
<b>6. Biodiversity:</b> Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Brownfield Site. Solent and Dorset Coast SPA located 440 m north.	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			
<b>7. Land use, soils and agriculture:</b> Maintain and protect soil quality, natural resources, and	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Grade Urban Not within mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this)

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

ISA Objective <sup>2</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
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			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?					
<b>8. Climate Change Emissions:</b> Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
	<b>9. Climate Change Resilience:</b> 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	

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

ISA Objective <sup>2</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
consequences related to climate change.	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
<b>10. Culture:</b> To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
<b>11. Crime and safety:</b> To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
<b>12. Health and Population:</b> To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities		Site is put forward predominantly for health use however there are some elements of housing allocated for this site.	
	Does the Plan support an aging population?	?	All other sites			

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

ISA Objective <sup>2</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan help to achieve a balanced population structure on the Island?					
<b>13. Social Inclusion and Equality:</b> To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.		Indices of Multiple deprivation rank 6991 / 32,844 and IMD Decile 3/10 (1 is most deprived). No information on traveller sites.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
<b>14. Education and training:</b> To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	Site is not used for educational purposes and is not put forward for educational use.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			



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

ISA Objective <sup>2</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
<b>15. Accessibility:</b> Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
<b>16. Material Assets:</b> To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		Site is located within Newport Primary Settlement Area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	All other developments			
	Does it support the continued operation of the rail network?	-	All other developments			
<b>17. Employment and Economy:</b> Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	Site is not within an existing employment area and is put forward for health use.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation area			

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

ISA Objective <sup>2</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

\*Colour Coding Key

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

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

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



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

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

**Site ID:** -

**Grid Reference:** SZ 49592 90838

**Size (m2):** approx. 107,601

**Regeneration Area:** Newport

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

ISA Objective <sup>3</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
<b>1. Air Quality:</b> To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)	?	The nearest bus stop is along Median Way 240 m west. Site is not located in proximity to a rail route and is not in close proximity to a public footpath or cycle route network. However, the site is located adjacent to the existing hospital with access to the key health services on the IOW.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
		?	All other sites			
<b>2. Coasts:</b> 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			
<b>3. Water Quality and Resources:</b> To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zone 2 or 3 or within a Source Protection Zone and is within an area of low groundwater vulnerability.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

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

# ISA Appendix 4: Assessment of Health and Employment Sites

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

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

ISA Objective <sup>3</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
<b>5. Cultural Heritage:</b> Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity	?	No listed buildings and cultural heritage assets within 250 m of the Site.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
<b>6. Biodiversity:</b> Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Medina Estuary SSSI, Solent & Southampton water Ramsar & SPA and Solent Maritime SAC are located 170 m east.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			

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

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

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

ISA Objective <sup>3</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan support internet connectivity?					
<b>9. Climate Change Resilience:</b> To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
<b>10. Culture:</b> To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
<b>11. Crime and safety:</b> To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
<b>12. Health and Population:</b>	Does the Plan provide an adequate distribution of	+	Site is specifically for affordable housing or		Site is put forward for health use.	



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

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

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

ISA Objective <sup>3</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
opportunities for everyone to acquire the skills they need to find and remain in work.	opportunities for enhancement?		change of use to non educational			
		?	All other sites			
<b>15. Accessibility:</b> Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
<b>16. Material Assets:</b> To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		Site is located within Newport Primary Settlement Area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	All other developments			
	Does it support the continued operation of the rail network?	-	All other developments			
<b>17. Employment and Economy:</b> Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	Site is not within an existing employment area and is put forward for health use.	N/A
	Does the Plan support tourism?					

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

ISA Objective <sup>3</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation area			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

\*Colour Coding Key

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

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

### Employment Sites

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



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

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

**Site ID:** -

**Grid Reference:** SZ 49259 94477

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

**Regeneration Area:** West Medina

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

ISA Objective <sup>4</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
<b>1. Air Quality:</b> To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		Site is located adjacent to Newport Road in Cowes. Somerton Park and Ride, and bus stops available nearby (over 100m). East Cowes Chain Ferry provides a crossing point to East Cowes and wider Solent Crossings to Southampton. Cowes to Newport Cycle route to the east of the Site.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
		?	All other sites			
<b>2. Coasts:</b> 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			
<b>3. Water Quality and Resources:</b> To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zones 2 or 3. The Site is not within a groundwater source protection zone and within an area of low groundwater vulnerability.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

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

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

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

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

ISA Objective <sup>4</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
<b>5. Cultural Heritage:</b> Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity		Northwood Cemetery Grade II Listed Building is 160 m north of the Site.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
<b>6. Biodiversity:</b> Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	Cowes Cemetery and Woods: Northwood Cemetery SINC is adjacent to the Site on the eastern boundary. Solent and Dorset Coast SPA, and Solent Maritime SAC are located 300 m to the west. The Medina Estuary SSSI, Solent and Southampton Water SPA and Ramsar are located 810 m southeast.  No other designations in close proximity.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			

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

ISA Objective <sup>4</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
<b>7. Land use, soils and agriculture:</b> Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban Not within a mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
<b>8. Climate Change Emissions:</b> Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					



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

ISA Objective <sup>4</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan support internet connectivity?					
<b>9. Climate Change Resilience:</b> To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
<b>10. Culture:</b> To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
<b>11. Crime and safety:</b> To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
<b>12. Health and Population:</b>	Does the Plan provide an adequate distribution of	+	Site is specifically for affordable housing or	?	Site is put forward for employment use.	

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

ISA Objective <sup>4</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	affordable housing across the Island?		elderly care facilities or health care facilities			
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
<b>13. Social Inclusion and Equality:</b> To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+ ?	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation rank 22561 / 32,844 and IMD Decile 7/10 (1 is most deprived). Site does not provide housing but will provide employment opportunity. No information on traveller sites.	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			
<b>14. Education and training:</b> To raise educational achievement levels across the Island and develop	Does the Plan support adequate access to education and training facilities and provide	+	Site is for educational purposes	?	Site is not used for educational purposes and is not put forward for educational use.	N/A
		-	Site is on an existing education site / and			

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

ISA Objective <sup>4</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
opportunities for everyone to acquire the skills they need to find and remain in work.	opportunities for enhancement?		change of use to non educational			
		?	All other sites			
<b>15. Accessibility:</b> Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
<b>16. Material Assets:</b> To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	0		Site is located within	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	All other developments			

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

ISA Objective <sup>4</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
<b>17. Employment and Economy:</b> Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use		Site is put forward for employment use.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation area			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

\*Colour Coding Key

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

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

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



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

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

**Site ID:** -

**Grid Reference:** SZ 55500 78127

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

**Regeneration Area:** The Bay

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

ISA Objective <sup>5</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
<b>1. Air Quality:</b> To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		There are no bus stops on Lowtherville Road, the nearest bus routes are along Newport Road, 140 m south. Site is not located in proximity to a rail route and is not in close proximity to a public footpath or cycle route network. The site is also adjacent to a community hall and there are two schools in close proximity.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
		?	All other sites			
<b>2. Coasts:</b> 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			
<b>3. Water Quality and Resources:</b> To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site does not lie within Flood Zone 2 or 3. The Site lies within Zone II (Outer) Source Protection Zone and is within an area of high groundwater vulnerability.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

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

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

ISA Objective <sup>5</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
<b>4. Landscape (including Noise):</b> To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in Dark Sky reserve Not within AONB Not within tranquility area Not within/adjacent to NIA	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

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

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



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

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

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

ISA Objective <sup>5</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan support internet connectivity?					
<b>9. Climate Change Resilience:</b> To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
<b>10. Culture:</b> To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
<b>11. Crime and safety:</b> To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
<b>12. Health and Population:</b>	Does the Plan provide an adequate distribution of	+	Site is specifically for affordable housing or	?	Site is put forward for employment use.	

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

ISA Objective <sup>5</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	affordable housing across the Island?		elderly care facilities or health care facilities			
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
<b>13. Social Inclusion and Equality:</b> To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+ ?	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.		Indices of Multiple deprivation rank 6174/ 32,844 and IMD Decile 2/10 (1 is most deprived). No information on traveller sites.	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			
<b>14. Education and training:</b> To raise educational achievement levels across the Island and develop	Does the Plan support adequate access to education and training facilities and provide	+	Site is for educational purposes	?	Site is not used for educational purposes and is not put forward for educational use.	N/A
		-	Site is on an existing education site / and			

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

ISA Objective <sup>5</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
opportunities for everyone to acquire the skills they need to find and remain in work.	opportunities for enhancement?		change of use to non educational			
		?	All other sites			
<b>15. Accessibility:</b> Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
<b>16. Material Assets:</b> To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		Site is located within Ventnor Secondary Settlement Area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	Development in rural area with little infrastructure			
		?	All other developments			

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

ISA Objective <sup>5</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
<b>17. Employment and Economy:</b> Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use		Site is put forward for employment use.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation area			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

\*Colour Coding Key

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

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

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



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

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

**Site ID:** -

**Grid Reference:** SZ 50541 93975

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

**Regeneration Area:** East Medina

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

ISA Objective <sup>6</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
<b>1. Air Quality:</b> To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		Site is located in close proximity to Cowes Harbour. East Cowes is a key Solent Crossing route to Southampton. No bus routes/stops within 100m. No cycle paths or footpaths in the vicinity.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
		?	All other sites			
<b>2. Coasts:</b> 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			
<b>3. Water Quality and Resources:</b> To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The western side of the Site lies within Flood Zone 3, adjacent to the River Medina. The Site is not within a groundwater source protection zone and within an area of low groundwater vulnerability.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

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

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

ISA Objective <sup>6</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
<b>4. Landscape (including Noise):</b> To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A	?	Not in Dark Sky reserve Not within AONB Not within tranquility area Not within/adjacent to NIA	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			



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

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

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

ISA Objective <sup>6</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
<b>7. Land use, soils and agriculture:</b> Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS Southern half of the Site is ALC Grade 3, northern half is urban.	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
<b>8. Climate Change Emissions:</b> Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					

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

ISA Objective <sup>6</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan support internet connectivity?					
<b>9. Climate Change Resilience:</b> To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
<b>10. Culture:</b> To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
<b>11. Crime and safety:</b> To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
<b>12. Health and Population:</b>	Does the Plan provide an adequate distribution of	+	Site is specifically for affordable housing or	?	Site is put forward for employment use.	

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

ISA Objective <sup>6</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	affordable housing across the Island?		elderly care facilities or health care facilities			
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
<b>13. Social Inclusion and Equality:</b> To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+ ?	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation rank 16193/ 32,844 and IMD Decile 5/10 (1 is most deprived). Site does not provide housing but will provide employment opportunity. No information on traveller sites.	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			
<b>14. Education and training:</b> To raise educational achievement levels across the Island and develop	Does the Plan support adequate access to education and training facilities and provide	+	Site is for educational purposes	?	Site is not used for educational purposes and is not put forward for educational use.	N/A
		-	Site is on an existing education site / and			

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

ISA Objective <sup>6</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
opportunities for everyone to acquire the skills they need to find and remain in work.	opportunities for enhancement?		change of use to non educational			
		?	All other sites			
<b>15. Accessibility:</b> Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
<b>16. Material Assets:</b> To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		Site is located within East Medina Primary Settlement Area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	Development in rural area with little infrastructure			
		?	All other developments			

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

ISA Objective <sup>6</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
<b>17. Employment and Economy:</b> Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use		Site is put forward for employment use.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation area			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

\*Colour Coding Key

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

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

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



**Site Name:** Land to East of Pan Lane, Newport Isle of Wight, PO30 2GW

**Details:** The site is an area of mixed use with a field in the southern half of the Site and existing commercial and industrial development in the northern portion. Pan Lane runs adjacent to the western boundary of the site and residential development is present to the east. The site has been put forward for employment use. Supports Policy SG0E1.

**Site ID:** -

**Grid Reference:** SZ 50738 88538

**Size (m<sup>2</sup>):** 30,991

**Regeneration Area:** Newport

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

ISA Objective <sup>7</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
<b>1. Air Quality:</b> To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		Site is located adjacent to Pan Lane within Newport. Bus services present at the nearby Asda supermarket. No rail connections available.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
		?	All other sites			
<b>2. Coasts:</b> 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			
<b>3. Water Quality and Resources:</b> To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The northernmost section of the Site lies within Flood Zone 3, due to the presence of the River Medina tributary. The Site is not within a groundwater source protection	Flood zones Groundwater Protection Zones Detailed River Network/Main River

<sup>7</sup> Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)



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

ISA Objective <sup>7</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.		zone and within an area of low groundwater vulnerability.	
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
<b>4. Landscape (including Noise):</b> To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A	?	Not in Dark Sky reserve Not within AONB Not within tranquility area Not within/adjacent to NIA	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

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

ISA Objective <sup>7</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
<b>5. Cultural Heritage:</b> Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity		Great Pan Farmhouse Grade II Listed Building is adjacent to the Site on the opposite side of Pan Lane.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
<b>6. Biodiversity:</b> Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Shide Quarry SSSI and SINC is located 240 m south of the Site.  No other designations in close proximity.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			

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

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

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

ISA Objective <sup>7</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan support internet connectivity?					
<b>9. Climate Change Resilience:</b> To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
<b>10. Culture:</b> To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
<b>11. Crime and safety:</b> To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
<b>12. Health and Population:</b>	Does the Plan provide an adequate distribution of	+	Site is specifically for affordable housing or	?	Site is put forward for employment use.	

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

ISA Objective <sup>7</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	affordable housing across the Island?		elderly care facilities or health care facilities			
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
<b>13. Social Inclusion and Equality:</b> To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+ ?	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation rank 2807/ 32,844 and IMD Decile 1/10 (1 is most deprived). Site does not provide housing but will provide employment opportunity. No information on traveller sites.	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			
<b>14. Education and training:</b> To raise educational achievement levels across the Island and develop	Does the Plan support adequate access to education and training facilities and provide	+	Site is for educational purposes	?	Site is not used for educational purposes and is not put forward for educational use.	N/A
		-	Site is on an existing education site / and			

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

ISA Objective <sup>7</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
opportunities for everyone to acquire the skills they need to find and remain in work.	opportunities for enhancement?		change of use to non educational			
		?	All other sites			
<b>15. Accessibility:</b> Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
<b>16. Material Assets:</b> To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		Site is located within Newport Primary Settlement Area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	Development in rural area with little infrastructure			
		?	All other developments			

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

ISA Objective <sup>7</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
<b>17. Employment and Economy:</b> Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use		Site is put forward for employment use.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation area			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

\*Colour Coding Key

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

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

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



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

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

**Site ID:** -

**Grid Reference:** SZ 59692 91062

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

**Regeneration Area:** Ryde



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

ISA Objective <sup>8</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
<b>1. Air Quality:</b> To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		Site is located adjacent to Ryde Business Park, with rail connections directly adjacent to the western boundary. Ryde has a ferry crossing to Portsmouth.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
		?	All other sites			
<b>2. Coasts:</b> 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			
<b>3. Water Quality and Resources:</b> To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site does not lie within Flood Zone 2 or 3 however Monktonmead Brook lies directly adjacent to the western boundary of the site and therefore this area lies within Flood Zones 3 and 2. The	Flood zones Groundwater Protection Zones Detailed River Network/Main River

<sup>8</sup> Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

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

ISA Objective <sup>8</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.		Site is not within a groundwater source protection zone and within an area of low groundwater vulnerability.	
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
<b>4. Landscape (including Noise):</b> To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A	?	Not in Dark Sky reserve Not within AONB Not within tranquility area Not within/adjacent to NIA	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

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

ISA Objective <sup>8</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
<b>5. Cultural Heritage:</b> Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity		Smallbrook Farmhouse Grade II Listed Building is 100 m south of the Site.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
<b>6. Biodiversity:</b> Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	Swanmore Meadows SINC is adjacent to the Site on the other side of the railway line. Pennyfeathers SINC is 100 m south of the Site.  No other designations in close proximity.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			

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

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

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

ISA Objective <sup>8</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan support internet connectivity?					
<b>9. Climate Change Resilience:</b> To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
<b>10. Culture:</b> To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
<b>11. Crime and safety:</b> To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
<b>12. Health and Population:</b>	Does the Plan provide an adequate distribution of	+	Site is specifically for affordable housing or	?	Site is put forward for employment use.	

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

ISA Objective <sup>8</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	affordable housing across the Island?		elderly care facilities or health care facilities			
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
<b>13. Social Inclusion and Equality:</b> To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+ ?	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation rank 4192/ 32,844 and IMD Decile 2/10 (1 is most deprived). Site does not provide housing but will provide employment opportunity. No information on traveller sites.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
<b>14. Education and training:</b> To raise educational achievement levels across the Island and develop	Does the Plan support adequate access to education and training facilities and provide	+	Site is for educational purposes	?	Site is not used for educational purposes and is not put forward for educational use.	N/A
		-	Site is on an existing education site / and			

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

ISA Objective <sup>8</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
opportunities for everyone to acquire the skills they need to find and remain in work.	opportunities for enhancement?		change of use to non educational			
		?	All other sites			
<b>15. Accessibility:</b> Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
<b>16. Material Assets:</b> To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		Site is located within Ryde Primary Settlement Area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	Development in rural area with little infrastructure			
		?	All other developments			

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

ISA Objective <sup>8</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
<b>17. Employment and Economy:</b> Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use		Site is put forward for employment use.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation area			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

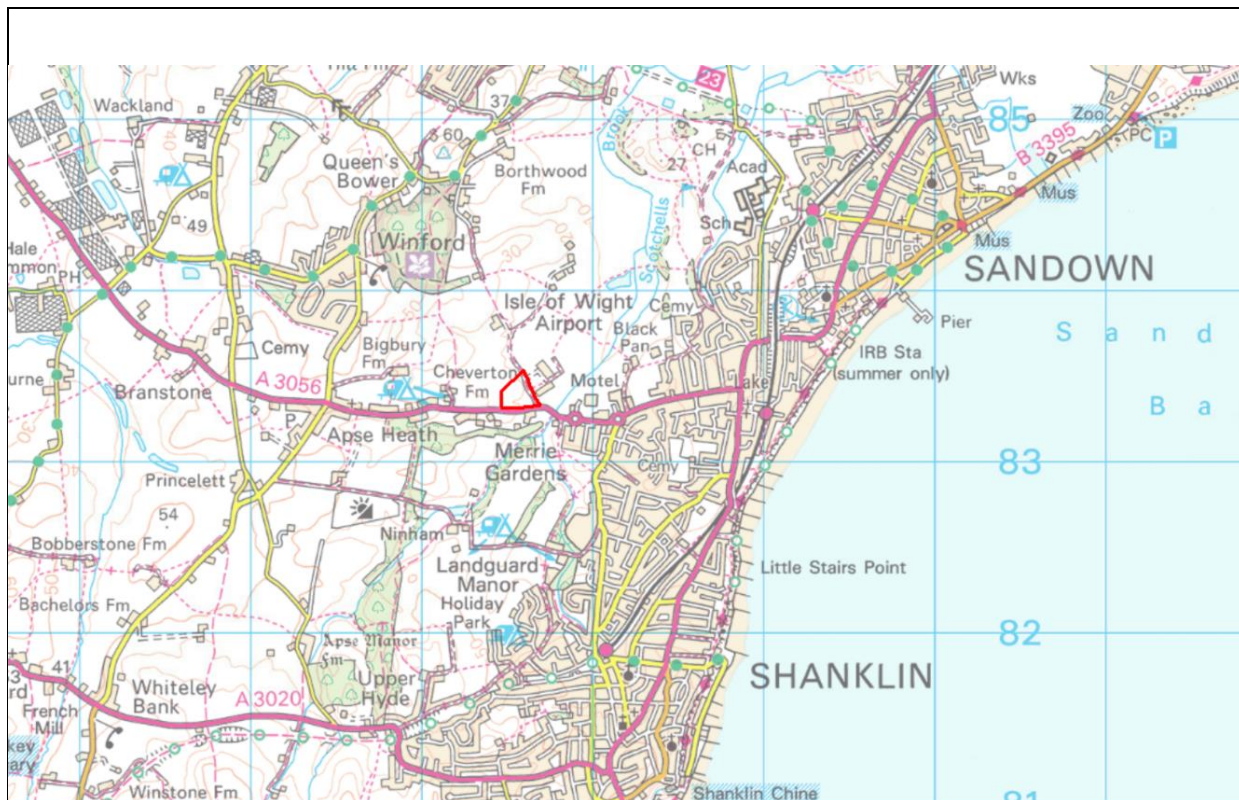
\*Colour Coding Key

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



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

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



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

**Details:** The site is an area of field adjacent to the existing Isle of Wight Airport. The Site is part of a larger greenfield area at Cheverton Farm, Newport Road runs along the southern boundary. The site has been put forward for employment use. Supports Policy SG0E1.

**Site ID:** -

**Grid Reference:** SZ 57521 83420

**Size (m<sup>2</sup>):** 29,951

**Regeneration Area:** The Bay

ISA Objective <sup>9</sup>	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality:	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport	Site is located close to towns of Shanklin and Sandown. There are	Location of PROW Cycleways

<sup>9</sup> Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

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

ISA Objective <sup>9</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
To maintain and improve air quality			(within 100m), train and/or Solent Crossing (within 500 m)		bus stops available along Newport Road immediately to the south. Some public footpaths in the wider area.	Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
		?	All other sites			
<b>2. Coasts:</b> 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			
<b>3. Water Quality and Resources:</b> To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve sustainable water resources management.	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site does not lie within Flood Zone 2 or 3 however Scotchells Brook lies in close proximity to eastern boundary of the site. The Site is not within a groundwater source protection zone and within an area of low groundwater vulnerability.	Flood zones Groundwater Protection Zones Detailed River Network/Main River
	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			

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

ISA Objective <sup>9</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
<b>4. Landscape (including Noise):</b> To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A	?	Not in Dark Sky reserve Not within AONB Not within tranquility area Not within/adjacent to NIA	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
<b>5. Cultural Heritage:</b> Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity		There are no Listed Buildings or cultural heritage assets within 250 m of the Site.	Location of cultural heritage Assets

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

ISA Objective <sup>9</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
<b>6. Biodiversity:</b> Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Ninham/Barton Withybeds: Ninham Withybed SINC and is 115 m south of the site. America Wood SSSI is 700 m southwest of the Site.  No other designations in close proximity.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
<b>7. Land use, soils and agriculture:</b> Maintain and protect soil quality, natural resources, and	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Grade 3 (Greenfield land) Within mineral safeguarding area (SP9 and DM20)	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this)

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

ISA Objective <sup>9</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
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			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?					
<b>8. Climate Change Emissions:</b> Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
<b>9. Climate Change Resilience:</b> 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

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

ISA Objective <sup>9</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
consequences related to climate change.	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
<b>10. Culture:</b> To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
<b>11. Crime and safety:</b> To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
<b>12. Health and Population:</b> To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site is put forward for employment use.	
	Does the Plan support an aging population?	?	All other sites			

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

ISA Objective <sup>9</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan help to achieve a balanced population structure on the Island?					
<b>13. Social Inclusion and Equality:</b> To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	?	?	Indices of Multiple deprivation rank 14314 / 32,844 and IMD Decile 5/10 (1 is most deprived). Site does not provide housing but will provide employment opportunity. No information on traveller sites.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
<b>14. Education and training:</b> To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	Site is not used for educational purposes and is not put forward for educational use.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			

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

ISA Objective <sup>9</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
<b>15. Accessibility:</b> Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
<b>16. Material Assets:</b> To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		Site is located w	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			
<b>17. Employment and Economy:</b> Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use		Site is put forward for employment use.	N/A
	Does the Plan support tourism?					



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

ISA Objective <sup>9</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation area			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

\*Colour Coding Key

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