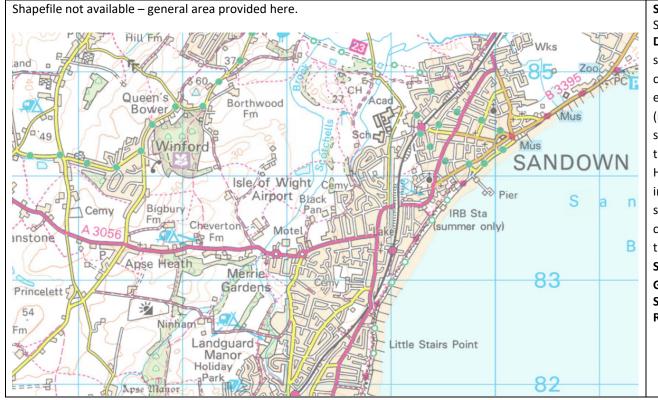
#### **Health Sites**

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



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

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

Site ID: -

**Grid Reference:** SZ 59294 83853

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

Regeneration Area: The Bay

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

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

ISA Objective <sup>1</sup>	Assessment Criteria	Site S Crite	pecific Assessment ria	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?  Does the Plan seek to ensure it does not contribute to increase flooding?	-	Is the site adjacent to or within 100m of water body including coast.  The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?  Does the Plan support an environmentally sustainable water supply and waste infrastructure?	?	All other sites			
4. Landscape (including Noise): To protect and enhance the	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	Location of AONB Location of tranquility areas Location of NIA
Islands diversity and distinctiveness of landscape and townscape character and	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A		Not within/adjacent to NIA	Location of Dark Skies
reduce light and noise pollution	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?		The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

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

ISA Objective <sup>1</sup>	Assessment Criteria	Site S Crite	pecific Assessment ria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and	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)
Protect greenfield and seek to remediate contaminated cland.	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
Achieve the sustainable management of waste.	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?  Does the Plan support the protection of RIGGS?	?	All other sites			
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cann	ot be assessed spatially	N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					

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

ISA Objective <sup>1</sup>	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	affordable housing across the Island?  Does the Plan support an aging population?  Does the Plan help to achieve a balanced population structure on the Island?	?	elderly care facilities or health care facilities All other sites			
Island  13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to	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?  Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met	+ ?	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
income ratio. Requirement for Gypsy and Traveller sites.	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	?	Site is for another use and is on an existing affordable housing or traveller site All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop	Does the Plan support adequate access to education and training facilities and provide	+	Site is for educational purposes Site is on an existing education site / and	?	Site is not used for educational purposes and is not put forward for educational use.	N/A

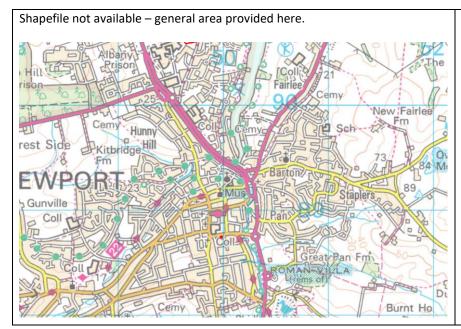
ISA Objective <sup>1</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
opportunities for everyone to acquire the skills they need to find and remain in work.	opportunities for enhancement?	?	change of use to non educational All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?  Does the Plan provide additional opportunity for access to green infrastructure?  Does the Plan support access to water based employment uses?	Cann	ot be assessed spatially	N/A		N/A
16. Material Assets:  To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		Site is located within The Bay Primary Settlement Area.	PROW Cycle network Rail network Bus network
the needs of residents and visitors.	Does it support Solent crossing network?  Does it support the continued operation of the rail network?	-	Site is located in or near a Rural Service Centre.  All other developments	-		
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?  Does the Plan support tourism?	+	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

ISA Objective <sup>1</sup>	Assessment Criteria		Site Specific Assessment Criteria		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?  Does the Plan seek to reduce disparities in poverty and social deprivation?	Ş	Other types of development			

### \*Colour Coding Key

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

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



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

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

ISA Objective <sup>2</sup>	Assessment Criteria	Site S Crite	pecific Assessment ria	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			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?  Does the Plan sustain natural	-	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?
	systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site lies within Flood Zone 3 and is 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
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			

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

ISA Objective <sup>2</sup>	Assessment Criteria	Site S Crite	pecific Assessment ria	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.			
		Ş	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?  Does the Plan support net gain?  Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	0	The site use is specifically for the purpose biodiversity improvement  National or International designation between 250-1000m.  The Site is within a SINC.  The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.		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 protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	,	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Grade Urban Not within mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this)

ISA Objective <sup>2</sup>	Assessment Criteria	Site S Criter	pecific Assessment ia	Effect Commentary (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?  Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?  Does the Plan support the waste hierarchy?	?	The site is in a rural area  The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area  All other sites			OS mapping to identify brownfield land
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Canno	ot be assessed spatially	N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?  Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Canno	ot be assessed spatially	N/A		N/A

ISA Objective <sup>2</sup>	Assessment Criteria	Site S	pecific Assessment ia	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
consequences related to climate change.	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture:  To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?  Does the Plan support new investment in the public realm	Canno	ot be assessed spatially	N/A		N/A
11. Crime and safety:  To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	and cultural facilities?  Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Canno	ot be assessed spatially	N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities		Site is put forward predominantly for health use however there are some elements of housing allocated for this site.	
health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy	Does the Plan support an aging population?	?	All other sites			

ISA Objective <sup>2</sup>	Assessment Criteria	Site S Crite	pecific Assessment ria	Effect (colour coding)*	(colour	Information Sources Required (all require size, type and number of units)
To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan help to achieve a balanced population structure on the Island?					
13. Social Inclusion and Equality:  To reduce the level and distribution of poverty and social exclusion across the Island  Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.  Relatively high house price to income ratio.  Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?  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	+ ?	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.  Site is for another use and is on an existing affordable housing or traveller site		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
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	(pitches).  Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	? + - ?	All other sites  Site is for educational purposes  Site is on an existing education site / and change of use to non educational  All other sites	?	Site is not used for educational purposes and is not put forward for educational use.	N/A

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

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?  Does the Plan seek to reduce disparities in poverty and social deprivation?	?	Other types of development			

### \*Colour Coding Key

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

# Site Specific ISA Assessment for Health Hub Allocation: 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		Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?  Does the Plan seek to decrease	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m) Near to bus route or	?	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	Location of PROW Cycleways Bus routes Railways
	reliance on private vehicles?		active transport PROW, cycleways (100m)		located adjacent to the existing hospital with access to the key	
	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		health services on the IOW.	
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?  Does the Plan sustain natural	-	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?
	systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zone 2 or 3 or within a Source Protection Zone and is within an area of low groundwater vulnerability.	Flood zones Groundwater Protection Zones Detailed River Network/Mair River

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

ISA Objective <sup>3</sup>	Assessment Criteria	Site S Crite	pecific Assessment ria	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?  Does the Plan seek to ensure it does not contribute to increase flooding?	-	Is the site adjacent to or within 100m of water body including coast.  The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?  Does the Plan support an environmentally sustainable water supply and waste infrastructure?	?	All other sites			
4. Landscape (including Noise): To protect and enhance the	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	Location of AONB Location of tranquility areas Location of NIA
Islands diversity and distinctiveness of landscape and townscape character and	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A		Not within/adjacent to NIA (nearest NIA is 200 m west)	Location of Dark Skies
reduce light and noise pollution	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

ISA Objective <sup>3</sup>	Assessment Criteria	Site S Crite	specific Assessment ria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity	?	No listed buildings and cultural heritage assets within 250 m of the Site.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including	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
natural habitat and protected species.	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			

ISA Objective <sup>3</sup>	Assessment Criteria	Site S Crite	Specific Assessment ria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?  Does the Plan encourage the remediation and re-use of contaminated and brownfield land?  Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?  Does the Plan support the waste hierarchy?  Does the Plan support the protection of RIGGS?	- ?	Site in Urban or developed area/brownfield  The site is in a rural area  The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area  All other sites		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
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?  Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?	Cann	ot be assessed spatially	N/A		N/A

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

ISA Objective <sup>3</sup>	Assessment Criteria	Site S Crite	pecific Assessment ria	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	affordable housing across the Island?  Does the Plan support an aging population?  Does the Plan help to achieve a balanced population structure on the Island?	?	elderly care facilities or health care facilities All other sites	coding)*		type and number of units)
Island  13. Social Inclusion and Equality:  To reduce the level and distribution of poverty and social exclusion across the Island  Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.  Relatively high house price to	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?  Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met	+ ?	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
income ratio. Requirement for Gypsy and Traveller sites.	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	?	Site is for another use and is on an existing affordable housing or traveller site  All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop	Does the Plan support adequate access to education and training facilities and provide	-	Site is for educational purposes Site is on an existing education site / and	?	Site is not used for educational purposes and is not put forward for educational use.	N/A

ISA Objective <sup>3</sup>	Assessment Criteria	Site S Crite	pecific Assessment ia	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
opportunities for everyone to acquire the skills they need to find and remain in work.	opportunities for enhancement?	?	change of use to non educational All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?  Does the Plan provide additional opportunity for access to green infrastructure?  Does the Plan support access to water based employment uses?	Canno	t be assessed spatially	N/A		N/A
16. Material Assets:  To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		Site is located within Newport Primary Settlement Area.	PROW Cycle network Rail network Bus network
the needs of residents and visitors.	Does it support Solent crossing network?  Does it support the continued	0	All other developments  All other developments			
17. Employment and	operation of the rail network?		·	2	Cita is mak within an aviative	N/A
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?  Does the Plan support tourism?	+	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

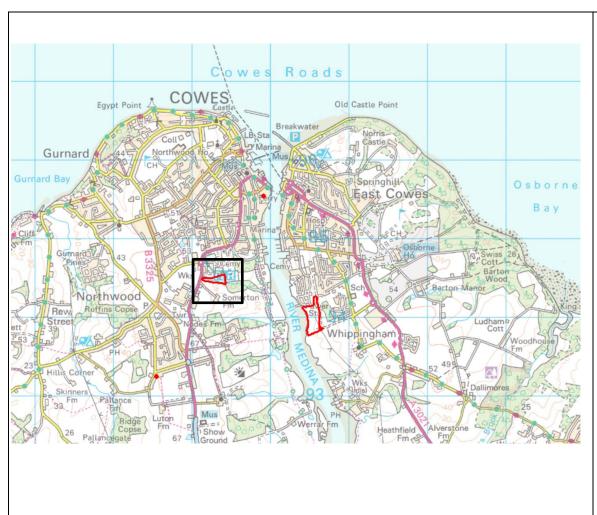
ISA Objective <sup>3</sup>	Assessment Criteria		Site Specific Assessment Criteria		Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan facilitate economic development?	1	The site is for housing in existing employment opportunity area or an employment allocation area			
	Does the Plan support and encourage full-time employment opportunities?  Does the Plan seek to reduce disparities in poverty and social deprivation?	?	Other types of development			

### \*Colour Coding Key

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

### **Employment Sites**

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



**Site Name:** Somerton Farm, Mariners Way, Cowes, Isle of Wight, PO31 8PD **Details:** The site is an area of field adjacent to the existing Somerton Industrial Park and Northwood Business Park. The Site is lined with hedgerows. The site has been put forward for employment use. Supports Policy SGOE1.

Site ID: -

Grid Reference: SZ 49259 94477

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

Regeneration Area: West Medina

ISA Appendix 4: Assessment of Health and Employment Sites

ISA Objective <sup>4</sup>	Assessment Criteria	Site S Crite	Specific Assessment ria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?  Does the Plan seek to decrease reliance on private vehicles?	0	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m) Near to bus route or active transport PROW,		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.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	cycleways (100m)  Site not near existing public transport. Site is located adjacent to school, hospital, care home.  All other sites		Cowes to Newport Cycle route to the east of the Site.	
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?  Does the Plan sustain natural	-	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?
	systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zones 2 or 3. The Site is not within a groundwater source protection zone and within an area of low groundwater vulnerability.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

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

ISA Objective <sup>4</sup>	Assessment Criteria	Site S Crite	pecific Assessment ria	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?  Does the Plan seek to ensure it does not contribute to increase flooding?	-	Is the site adjacent to or within 100m of water body including coast.  The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?  Does the Plan support an environmentally sustainable water supply and waste infrastructure?	?	All other sites			
4. Landscape (including Noise): To protect and enhance the	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	Location of AONB Location of tranquility areas Location of NIA
Islands diversity and distinctiveness of landscape and townscape character and	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A		Small NIA 180 m south.	Location of Dark Skies
reduce light and noise pollution	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?		The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

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

ISA Objective <sup>4</sup>	Assessment Criteria	Site S Crite	pecific Assessment ria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?  Does the Plan encourage the remediation and re-use of contaminated and brownfield land?  Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?  Does the Plan support the waste hierarchy?  Does the Plan support the protection of RIGGS?	- ?	Site in Urban or developed area/brownfield  The site is in a rural area  The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area  All other sites		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
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?  Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?	Cann	ot be assessed spatially	N/A		N/A

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

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

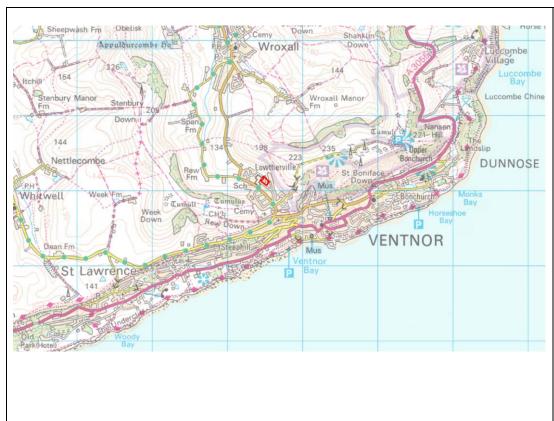
ISA Objective <sup>4</sup>	Assessment Criteria	Site S Crite	pecific Assessment ria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
opportunities for everyone to acquire the skills they need to find and remain in work.	opportunities for enhancement?	ý	change of use to non educational All other sites			
Tilla and remain in work.		:	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?  Does the Plan provide additional opportunity for access to green infrastructure?  Does the Plan support access to water based employment uses?	Cann	ot be assessed spatially	N/A		N/A
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?  Does it support Solent crossing network?	+ 0	Site is located within an existing Primary or Secondary Settlement Area		Site is located within	PROW Cycle network Rail network Bus network
	Does it support the continued operation of the rail network?	-	All other developments			

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

### \*Colour Coding Key

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

#### Site Specific ISA Assessment for 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 SGOE1.

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 S Crite	Specific Assessment ria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality:  To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?  Does the Plan seek to decrease	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m) Near to bus route or		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	Location of PROW Cycleways Bus routes Railways
	reliance on private vehicles?		active transport PROW, cycleways (100m)		footpath or cycle route network. The site is also adjacent to a	
	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		community hall and there are two schools in close proximity.	
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?  Does the Plan sustain natural	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	Ş	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?
	systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site does not lie within Flood Zone 2 or 3. The Site lies within Zone II (Outer) Source Protection Zone and is within an area of high groundwater vulnerability.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

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

ISA Objective⁵	Assessment Criteria	Site S Crite	pecific Assessment ria	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?  Does the Plan seek to ensure it does not contribute to increase	-	Is the site adjacent to or within 100m of water body including coast.  The site is in or partly within flood zone 3 or a			
	flooding?  Does the Plan seek to	ý	groundwater source protection zone All other sites			
	accommodate predicted increases in flooding?  Does the Plan support an	-				
	environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the	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	Location of AONB Location of tranquility areas Location of NIA
Islands diversity and distinctiveness of landscape and townscape character and	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A		Not within/adjacent to NIA	Location of Dark Skies
reduce light and noise pollution	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

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

ISA Objective <sup>5</sup>	Assessment Criteria	Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield  The site is in a rural area		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
Protect greenfield and seek to remediate contaminated land.  Achieve the sustainable	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?  Does the Plan take into	0				brownfield land
management of waste.	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?  Does the Plan support the protection of RIGGS?	?	All other sites			
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cann	ot be assessed spatially	N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					

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

ISA Objective <sup>5</sup>	Assessment Criteria	Site S Crite	specific Assessment ria	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	affordable housing across the Island?  Does the Plan support an aging population?  Does the Plan help to achieve a balanced population structure on the Island?	?	elderly care facilities or health care facilities All other sites			
Island  13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and	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?  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	+ ?	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
Traveller sites.	Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	?	and is on an existing affordable housing or traveller site All other sites	-		
14. Education and training: To raise educational achievement levels across the Island and develop	Does the Plan support adequate access to education and training facilities and provide	+	Site is for educational purposes Site is on an existing education site / and	?	Site is not used for educational purposes and is not put forward for educational use.	N/A

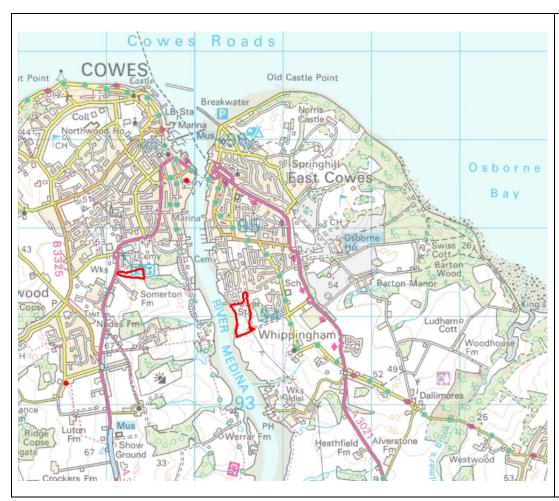
ISA Objective <sup>5</sup>	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
opportunities for everyone to acquire the skills they need to find and remain in work.	opportunities for enhancement?	?	change of use to non educational All other sites	-		
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?  Does the Plan provide additional opportunity for access to green infrastructure?  Does the Plan support access to water based employment uses?	Cann	ot be assessed spatially	N/A		N/A
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?  Does it support Solent crossing network?	+ 0	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 the continued operation of the rail network?	?	Development in rural area with little infrastructure  All other developments			

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

#### \*Colour Coding Key

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

#### Site Specific ISA Assessment for 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 SGOE1.

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

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

ISA Objective <sup>6</sup>	Assessment Criteria	Site S Crite	pecific Assessment ria	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?  Does the Plan seek to ensure it does not contribute to increase	-	Is the site adjacent to or within 100m of water body including coast.  The site is in or partly within flood zone 3 or a			
	flooding?		groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the	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	Location of AONB Location of tranquility areas Location of NIA
Islands diversity and distinctiveness of landscape and townscape character and	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A		Not within/adjacent to NIA	Location of Dark Skies
reduce light and noise pollution	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?	ý	All other 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)
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity		No cultural heritage assets located within 250 m of the Site.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including	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	Location of designations (local, national, international) Aerial photography woodlands and trees
natural habitat and protected species.	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.		SSSI, Solent Maritime SAC, Solent & Southampton Ramsar and SPA.	
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			

ISA Objective <sup>6</sup>	Assessment Criteria	Site S Crite	Specific Assessment ria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture:  Maintain and protect soil quality, natural resources, and	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)
the best agricultural land. Protect greenfield and seek to remediate contaminated land.	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
Achieve the sustainable management of waste.	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?  Does the Plan support the protection of RIGGS?	?	All other sites			
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cann	ot be assessed spatially	N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					

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

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

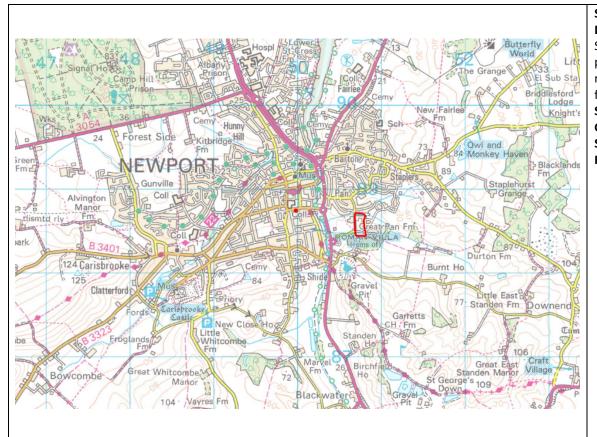
ISA Objective <sup>6</sup>	Assessment Criteria	Site S Crite	pecific Assessment ria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
opportunities for everyone to	opportunities for		change of use to non			
acquire the skills they need to	enhancement?		educational			
find and remain in work.		?	All other sites			
15. Accessibility:	Does the Plan seek to ensure	Canno	lot be assessed spatially	N/A		N/A
Improve accessibility to key	improved accessibility to					,
services and facilities. To	sensitive receptors such as					
protect, enhance and make	residential dwellings, schools					
accessible the Islands green	and hospitals?					
infrastructure.	Does the Plan provide					
	additional opportunity for					
	access to green infrastructure?					
	Does the Plan support access to					
	water based employment uses?					
16. Material Assets:	Will it help to ensure that	+	Site is located within an		Site is located within East Medina	PROW
To ensure the provision of	developments are supported by	0	existing Primary or		Primary Settlement Area.	Cycle network
adequate infrastructure for	strong public transport, walking		Secondary Settlement			Rail network
transport, utilities, housing	and cycling routes?		Area			Bus network
and public facilities to meet						
the needs of residents and	Does it support Solent crossing					
visitors.	network?					
	Does it support the continued	-	Development in rural			
	operation of the rail network?		area with little			
			infrastructure			
		?	All other developments			

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)
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?  Does the Plan support tourism?	+	Site is put forward for, economic, employment or tourism use	coung	Site is put forward for employment use.	N/A
	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?  Does the Plan seek to reduce disparities in poverty and social deprivation?	?	Other types of development			

#### \*Colour Coding Key

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

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



**Site Name:** Land to East of Pan Lane, Newport Isle of Wight, PO30 2GW **Details:** The site is an area of mixed use with a field in the southern half of the Site and existing commercial and industrial development in the northern portion. Pan Lane runs adjacent to the western boundary of the site and residential development is present to the east. The site has been put forward for employment use. Supports Policy SGOE1.

Site ID: -

Grid Reference: SZ 50738 88538

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

**Regeneration Area:** Newport

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

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

ISA Objective <sup>7</sup>	Assessment Criteria	Site S Crite	pecific Assessment ria	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?  Does the Plan seek to ensure it does not contribute to increase	-	Is the site adjacent to or within 100m of water body including coast.  The site is in or partly within flood zone 3 or a		zone and within an area of low groundwater vulnerability.	
	Does the Plan seek to accommodate predicted increases in flooding?	?	groundwater source protection zone All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					_
4. Landscape (including Noise): To protect and enhance the	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	Location of AONB Location of tranquility areas Location of NIA
Islands diversity and distinctiveness of landscape and townscape character and	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A		Not within/adjacent to NIA	Location of Dark Skies
reduce light and noise pollution	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

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

ISA Objective <sup>7</sup>	Assessment Criteria	Site S Crite	pecific Assessment ria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?  Does the Plan encourage the remediation and re-use of contaminated and brownfield land?  Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?  Does the Plan support the waste hierarchy?  Does the Plan support the protection of RIGGS?	- ?	Site in Urban or developed area/brownfield  The site is in a rural area  The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area  All other sites		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
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?  Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?	Cann	ot be assessed spatially	N/A		N/A

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

ISA Objective <sup>7</sup>	Assessment Criteria	Site S Crite	pecific Assessment ria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
To improve the health and wellbeing of the population	affordable housing across the Island?		elderly care facilities or health care facilities			
and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy  To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan support an aging population?  Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to	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?  Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met	+ ?	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	Ş	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
income ratio. Requirement for Gypsy and Traveller sites.	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop	Does the Plan support adequate access to education and training facilities and provide	-	Site is for educational purposes Site is on an existing education site / and	?	Site is not used for educational purposes and is not put forward for educational use.	N/A

ISA Objective <sup>7</sup>	Assessment Criteria	Site S Crite	pecific Assessment ria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
opportunities for everyone to	opportunities for		change of use to non			
acquire the skills they need to	enhancement?		educational			
find and remain in work.		,	All other sites			
15. Accessibility:	Does the Plan seek to ensure	Cann	ot be assessed spatially	N/A		
Improve accessibility to key	improved accessibility to					
services and facilities. To protect, enhance and make	sensitive receptors such as residential dwellings, schools					
accessible the Islands green	and hospitals?					
infrastructure.	Does the Plan provide					
imastractare.	additional opportunity for					
	access to green infrastructure?					
	Does the Plan support access to					
	water based employment uses?					
16. Material Assets:	Will it help to ensure that	+	Site is located within an		Site is located within Newport	PROW
To ensure the provision of	developments are supported by	0	existing Primary or		Primary Settlement Area.	Cycle network
adequate infrastructure for	strong public transport, walking		Secondary Settlement			Rail network
transport, utilities, housing	and cycling routes?		Area			Bus network
and public facilities to meet						
the needs of residents and visitors.	Does it support Solent crossing network?					
	Doos it support the continued		Development in rural			
	Does it support the continued operation of the rail network?	_	area with little			
	operation of the fail hetwork!		infrastructure			
		?	All other developments			
			·			

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

#### \*Colour Coding Key

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

#### Site Specific ISA Assessment for 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 Objective <sup>8</sup>	Assessment Criteria	Site S Crite	Specific Assessment ria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?  Does the Plan seek to decrease	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)  Near to bus route or		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
	reliance on private vehicles?	U	active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.  All other sites			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?  Does the Plan sustain natural	-	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?
	systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site does not lie within Flood Zone 2 or 3 however Monktonmead Brook lies directly adjacent to the western boundary of the site and therefore this area lies within Flood Zones 3 and 2. The	Flood zones Groundwater Protection Zones Detailed River Network/Main River

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

ISA Objective <sup>8</sup>	Assessment Criteria	Site S Crite	pecific Assessment ria	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?  Does the Plan seek to ensure it does not contribute to increase flooding?	-	Is the site adjacent to or within 100m of water body including coast.  The site is in or partly within flood zone 3 or a groundwater source		Site is not within a groundwater source protection zone and within an area of low groundwater vulnerability.	
	Does the Plan seek to accommodate predicted increases in flooding?  Does the Plan support an environmentally sustainable water supply and waste infrastructure?	?	All other sites			
4. Landscape (including Noise): To protect and enhance the Islands diversity and	Does the Plan seek to protect and enhance the AONB and coastal designations?  Does the Plan protect tranquil	+	N/A 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
distinctiveness of landscape and townscape character and reduce light and noise	areas on the island from unwanted noise?  Does the Plan seek to conserve		The site is in or in vicinity			
pollution	and enhance the fabric and setting of landscape character?	-	of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

ISA Objective <sup>8</sup>	Assessment Criteria	Site S Crite	specific Assessment ria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
5. Cultural Heritage:	Does the Plan seek to conserve	-	A cultural heritage site		Smallbrook Farmhouse Grade II	Location of cultural heritage
Maintain, protect and enhance buildings, sites and	or enhance designated or locally important historic assets		asset is on site or immediate vicinity		Listed Building is 100 m south of the Site.	Assets
features of archaeological,	(including archaeological		ininiediate vicinity		the site.	
historical or architectural interest and their settings.	deposits)?					
		0	A cultural heritage site is	_		
			within 250m of the site			
			boundary.			
		?	All other sites			
6. Biodiversity:	Does the Plan seek to protect	+	The site use is	?	Swanmore Meadows SINC is	Location of designations
Conserve and enhance the	and enhance international,		specifically for the		adjacent to the Site on the other	(local, national, international)
biodiversity, flora and fauna of the Plan area including	national, or locally designated sites and species?		purpose biodiversity improvement		side of the railway line. Pennyfeathers SINC is 100 m south	Aerial photography woodlands and trees
natural habitat and protected	Does the Plan support net gain?	0	National or International	-	of the Site.	woodianus and trees
species.	boes the Han support het gain.		designation between		G. 16 G.166.	
			250-1000m.		No other designations in close	
			The Site is within a SINC.		proximity.	
	Does the Plan seek to enhance	-	The site is within,			
	biodiversity, ecological		partially within or			
	networks and habitat		adjacent to a SSSI, SAC,			
	connectivity?		SAC, RAMSAR or is			
			within or partially within			
			woodland or heavily			
			wooded area.			

ISA Objective <sup>8</sup>	Assessment Criteria	Site S Crite	Specific Assessment ria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?  Does the Plan encourage the remediation and re-use of contaminated and brownfield land?  Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?  Does the Plan support the waste hierarchy?  Does the Plan support the protection of RIGGS?	- ?	Site in Urban or developed area/brownfield  The site is in a rural area  The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area  All other sites		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
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?  Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?	Cann	ot be assessed spatially	N/A		N/A

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

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

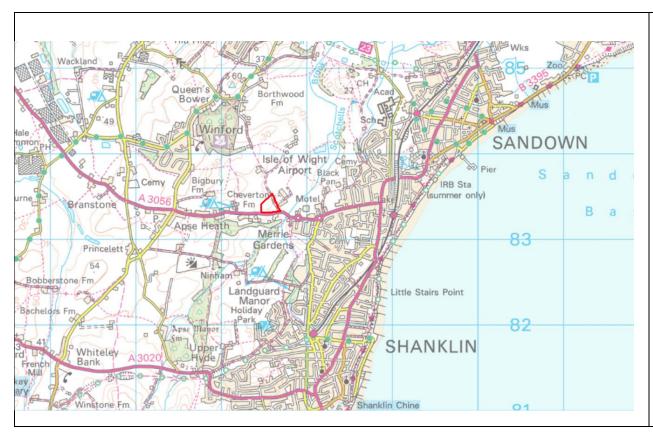
ISA Objective <sup>8</sup>	Assessment Criteria	Site S Crite	pecific Assessment ia	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
opportunities for everyone to	opportunities for		change of use to non			
acquire the skills they need to	enhancement?		educational			
find and remain in work.		?	All other sites			
15. Accessibility:	Does the Plan seek to ensure	Canno	 ot be assessed spatially	N/A		N/A
Improve accessibility to key	improved accessibility to					
services and facilities. To	sensitive receptors such as					
protect, enhance and make	residential dwellings, schools					
accessible the Islands green	and hospitals?					
infrastructure.	Does the Plan provide					
	additional opportunity for					
	access to green infrastructure?					
	Does the Plan support access to					
	water based employment uses?		1			
16. Material Assets:	Will it help to ensure that	+	Site is located within an		Site is located within Ryde Primary	PROW
To ensure the provision of	developments are supported by	0	existing Primary or		Settlement Area.	Cycle network
adequate infrastructure for	strong public transport, walking		Secondary Settlement			Rail network
transport, utilities, housing	and cycling routes?		Area			Bus network
and public facilities to meet the needs of residents and	Dans it average Calant average					
	Does it support Solent crossing network?					
visitors.	network?					
	Does it support the continued	-	Development in rural			
	operation of the rail network?		area with little			
			infrastructure			
		?	All other developments			

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

#### \*Colour Coding Key

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

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



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

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

Site ID: -

Grid Reference: SZ 57521 83420

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

Regeneration Area: The Bay

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

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

ISA Objective <sup>9</sup>	Assessment Criteria	Site S Crite		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	Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)		area.	
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	?	Site not near existing public transport. Site is located adjacent to school, hospital, care home. All other sites			
2. Coasts:  To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?  Does the Plan sustain natural	-	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?
	systems and processes for managed retreat of the coastline where applicable?	3	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve sustainable water resources management.	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?  Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic	0	Site is for or includes water infrastructure  Is the site adjacent to or within 100m of water body including coast.		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
	environment?					

ISA Objective <sup>9</sup>	Assessment Criteria	Site S Crite	pecific Assessment ia	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?  Does the Plan support an environmentally sustainable water supply and waste infrastructure?	?	All other sites			
4. Landscape (including Noise): To protect and enhance the	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	Location of AONB Location of tranquility areas Location of NIA
Islands diversity and distinctiveness of landscape and townscape character and	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A		Not within/adjacent to NIA	Location of Dark Skies
reduce light and noise pollution	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity		There are no Listed Buildings or cultural heritage assets within 250 m of the Site.	Location of cultural heritage Assets

ISA Objective <sup>9</sup>	Assessment Criteria	Site S Crite	specific Assessment ria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?  Does the Plan support net gain?  Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	0	The site use is specifically for the purpose biodiversity improvement  National or International designation between 250-1000m. The Site is within a SINC. The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.		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 protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Grade 3 (Greenfield land) Within mineral safeguarding area (SP9 and DM20)	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this)

ISA Objective <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?  Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?  Does the Plan support the waste hierarchy?  Does the Plan support the protection of RIGGS?	?	The site is in a rural area  The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area  All other sites			OS mapping to identify brownfield land
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?  Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?  Does the Plan support internet connectivity?	Cann	l ot be assessed spatially	N/A		N/A
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cann	ot be assessed spatially	N/A		N/A

ISA Objective <sup>9</sup>	Assessment Criteria	Site S Criter	pecific Assessment ia	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
consequences related to climate change.	Does the plan provide any mitigation through green infrastructure?  Does the Plan support the sequential risk-based approach to the location of development,					
	taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture:  To maintain and protect the local culture, traditions and civic pride of Island towns and	Does the Plan support the local identities of individual settlements?	Canno	ot be assessed spatially	N/A		N/A
villages and increase engagement in cultural activity.	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Canno	ot be assessed spatially	N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site is put forward for employment use.	
health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy	?	All other sites				

ISA Objective <sup>9</sup>	Assessment Criteria	Site S Criter	pecific Assessment ia	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
To develop and maintain a	Does the Plan help to achieve a					
balanced and sustainable	balanced population structure					
population structure on the Island	on the Island?					
13. Social Inclusion and	Provision for a range of flexible	+	Site includes traveller	?	Indices of Multiple deprivation rank	Location of existing traveller
Equality:	accommodation focussed on	?	allocation or is within		14314 / 32,844 and IMD Decile	sites
To reduce the level and	main areas of deprivation. Does		the top 3 most deprived		5/10 (1 is most deprived). Site does	Location of areas of derivation
distribution of poverty and	the Plan seek to reduce the		areas based on IMD		not provide housing but will	
social exclusion across the	disparities in poverty and social		decile data.		provide employment opportunity.	
Island	deprivation?				No information on traveller sites.	
Areas of deprivation on the	Level and the distribution of					
Island, unfit housing, single	affordable housing across the					
pensioner households, and	Island to ensure that sub					
homelessness.	housing market area needs are					
Relatively high house price to	being met					
income ratio.	Meet the identified need of the	-	Site is for another use			
Requirement for Gypsy and	Gypsy, Traveller and Travelling		and is on an existing			
Traveller sites.	Showpeople communities by		affordable housing or			
	allocating sufficient sites		traveller site	_		
	(pitches).	?	All other sites	_	<u> </u>	
14. Education and training:	Does the Plan support adequate	+	Site is for educational	?	Site is not used for educational	N/A
To raise educational	access to education and		purposes	-	purposes and is not put forward for	
achievement levels across the	training facilities and provide	-	Site is on an existing		educational use.	
Island and develop opportunities for everyone to	opportunities for enhancement?		education site / and			
acquire the skills they need to	emancements		change of use to non educational			
find and remain in work.		?	All other sites	1		
inia ana remain in work.		!	All Other Sites			

ISA Objective <sup>9</sup>	Assessment Criteria	Site S Crite	pecific Assessment ria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?  Does the Plan provide additional opportunity for access to green infrastructure?  Does the Plan support access to water based employment uses?	Cann	ot be assessed spatially	N/A		N/A
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?  Does it support Solent crossing network?	+ 0	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 the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?  Does the Plan support tourism?	+	Site is put forward for, economic, employment or tourism use		Site is put forward for employment use.	N/A

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

#### \*Colour Coding Key

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