

## APPENDIX I

### Environmental Appraisal

#### Introduction

Public concern over the impact of human activity on the environment has grown rapidly, particularly since the Chernobyl disaster in 1986. People realised the global effect that localised catastrophes could have, cumulatively leading to ozone depletion, deforestation, soil erosion, global warming and ultimately the extinction of species.

The clamour for action finally resulted in the Rio Earth Summit of 1992, which was attended by most of the world's leaders. The summit recognised the need for a global environmental master plan and highlighted the fact that individual actions matter if future catastrophe is to be avoided. The need for action was recognised by both the European Community and the British Government, which stated:

It is mankind's duty to look after our world prudently and consciously.

The emphasis of sustaining our environment and how this could be achieved was placed firmly on the local authority through the Agenda 21 process (an environmental agenda for the 21st century), with a request to report back in 1996 on how this might happen.

The need to balance environmental concerns against the growth of development is not new to the planning process. It is well established, through both the development plan and planning applications systems, that the local environmental impact of proposals are carefully considered. However, to date, the wider impact of development on the environment, in the form of carbon dioxide production for example, has been given little attention.

The Planning and Compensation Act 1991 first outlined that development plans should include policies for the conservation of natural beauty and the amenity of land, whilst the regulations of the same year expressly require local authorities to take account of environmental considerations when preparing their development plans.

Government guidance in PPG12 the following year, qualified the need for environmental concerns to be integrated into the Unitary Development Plan preparation, whilst the accompanying good practice guide suggested that local authorities conduct an environmental appraisal of plans, policies and proposals as they are being drawn up.

The guide suggests that an environmental appraisal of a development plan should be:

- o An explicit, systematic and ongoing appraisal of development plan policies and proposals to assess to evaluate their individual or combined impact on the environment;
- o An integral part of the plan making and review process, which allows for the evaluation of alternatives;
- o Based on a quantifiable baseline of environmental quality.

It goes on to state the key task of any appraisal should:

- o Characterise the environment by looking at key assets, threats and opportunities;
- o Ensure the scope of the plan covers the appropriate range of environmental concerns.
- o Appraise policies and proposals to establish their environmental effects

As part of the process towards the formulation of policies in the Deposit Draft UDP, officers undertook an initial Environmental Appraisal of the plan's strategic policies in line with the Department of the Environment's (DOE) Good Practice Guide. The method undertaken was to draw up a policy impact matrix (see below), which would involve testing each policy against a set of environmental criteria, involving three broad themes.

- (1) global sustainability;
- (2) natural resources;
- (3) local environmental quality.

#### Isle of Wight Unitary Development Plan

The purpose of carrying out an Environmental Appraisal of the Unitary Development Plan is to ensure that the policies are progressing towards sustainable development, which is a key aim of the plan, by evaluating the impact upon the environment of the different policies in a systematic and open way. It will ensure that a broad range of environmental implications are considered when preparing the plan.

The criteria used in the appraisal of the plan for each category are as suggested by the DOE Good Practice Guide. Each of the policies of the plan are assessed against each of the criteria. Only where there is an identifiable direct impact has an indication been given in the matrix. Where a policy has a direct beneficial impact on an environmental stock criteria, it is shown as a tick (✓). Where there is direct adverse impact, this is shown as a cross (✗). Blank spaces in the matrix, indicate that there is no immediately identifiable or unpredictable relationship between the policy and criteria and (○) indicate that the potential impacts are insignificant. This has allowed for a consistency of approach throughout the analysis and has the effect of highlighting those policies which have a substantial impact upon the environment.

Carrying out the Environmental Appraisal has been a continuous iterative process. At the initial stage of the process, the Consultation Draft, the appraisal only covered the strategic policies (previously published in the Deposit Draft Structure, 1994). However, the appraisal has now been expanded to cover two main stages: the Part I Strategic policies, and the more detailed policies included within Part II, thus providing a comprehensive appraisal of all policies within the plan.

In terms of the more specific issue of individual sites, it was decided that only new allocations of land would be subject to appraisal. Existing allocations had been through previous plan processes and were therefore considered to be acceptable in principle. The Council is not in a position to revoke planning applications, therefore sites with extant permissions are not included within the appraisal, as it has been assumed that all sites with approval will be developed during the plan period.

A brief explanation of the environmental stock criteria used in the policy impact matrix is given below.

#### Global Sustainability

These criteria are primarily concerned with atmospheric and climate sustainability and with the conservation of biodiversity. The criteria relating to global sustainability are:

##### 1. Transport Energy - Efficiency

Policies or proposals which reduce the number or length of motorised trips, or which encourage the greater use of public transport, or make walking and cycling more convenient, score positively, those which encourage the greater use of motor vehicles score negatively.

2 Built Environment Energy Efficiency

Buildings are a major consumer of energy. Policies or proposals which encourage buildings to be designed in their layout or construction to minimise energy consumption or bear loss score positively. Policies and proposals resulting in development which is particularly inefficient in its use of energy score negatively.

3 Renewable Energy Potential

Policies and proposals which encourage the generation of energy from renewable sources, exploiting the potential of wind, water, wave, geo-thermal energy and biomass, score positively.

4 Rate of Carbon Dioxide Fixing

Plants help to control the level of carbon dioxide in the atmosphere. Policies which increase tree cover, particularly broadleaved woodland, score positively. Policies or proposals which result in the loss of woodland or other important areas of vegetation score negatively.

5 Wildlife Habitats

Policies or proposals to protect sites which are important wildlife habitats, or which enhance the wildlife potential of a site score positively. Policies or proposals which directly or indirectly threaten to damage or destroy important wildlife habitats score negatively.

Natural Resources

These criteria are concerned with the husbanding of natural resources, ensuring they are used wisely and appropriately to maintain the general health of the environment.

6 Air

Traffic, industry and power stations are the main sources of air pollution. Policies and proposals which reduce the use of private motorised transport or encourage a reduction in emission levels score positively. Policies or proposals for development which increase polluting emissions score negatively.

7 Water

Policies and proposals which maintain ground water and river levels or safeguard the purity of water supply score positively. Those that threaten water quality in rivers and the sea score negatively.

8 Land and Soil

Policies and proposals which safeguard the best agricultural land, safeguard soil quality, or reduce dereliction or contamination of landscape score positively. Policies and proposals which result in the loss of high quality agricultural land or lead to contamination of the soil will score negatively.

9 Minerals

Policies which reduce the consumption of fossil fuels and other minerals such as sands and gravels, score positively, as do those which encourage the reuse or recycling of materials. Most new developments will involve the consumption of finite mineral resources. A judgement has to be made on whether minor as well as major construction projects should be scored negatively.

## Local Environmental Quality

Local environmental quality criteria are concerned with protection and enhancement of important local features which enhance the quality of the environment in which we live.

### 10. Open Countryside and its Landscape

Policies which protect designated areas, such as National Parks, or areas of outstanding natural beauty; seek to enhance the quality of the landscape, or protect the character of the countryside, all score positively. Policies and proposals which detract from the quality of the landscape of result in the loss of open land score negatively.

### 11. Urban Environment Liveability

Policies and proposals which enhance townscape quality, improve safety and the sense of security in living environments and reduce possible nuisance from noise and smells, score positively. Proposals and policies which reduce the quality, safety, convenience or amenity of the living environment score negatively.

### 12. Cultural Heritage

Policies and proposals which protect and enhance Listed Buildings and Conservation Areas, Ancient Monuments and archaeological sites score positively. Those which result in the loss or damage to historic buildings and artefacts score negatively.

### 13. Public Access Open Space

Policies and proposals which increase or improve public access open space in both built-up areas and the countryside score positively. Policies or proposals that reduce public access or detract from the quality of public open spaces score negatively.

### 14. Building Quality

Policies and proposals which encourage the maintenance and improvement of buildings score positively. Those that lead to neglect or under investment in buildings score negatively.

## Conclusion

This appraisal has highlighted that the overall emphasis of the Strategic Part I policies is to:

1. Concentrate development within settlement boundaries;
2. Protect the countryside from unnecessary development; and
3. Promote community facilities in or adjacent to the areas which they serve.

Given these broad principles many policies have a beneficial impact on the environment or no direct adverse impact, although there are particular areas of conflict involving transportation uses.

The more detailed policies provide the basis for areas where the balance of different interests should be struck. These policies build upon the strategic policies and are more site specific. However, all policies are aiding a move towards sustainable development in a comprehensive way.

The results of the appraisal will be used as a tool to help decision making, but they need to be considered in conjunction with other policy goals, such as social and economic well-being, and it should be recognised that all objectives contained within the plan are not fully compatible and that economic aspects can clash with environmental concerns. The environmental appraisal does, however, raise awareness of what possible environmental implications exist.

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UNITARY DEVELOPMENT PLAN  (Policy/Proposal Reference)	Global Sustainability					Natural Resources				Local Environmental Quality				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Transport energy/ Efficiency	Built Environ- ment Efficiency	Renewable Energy Potential	Rate of CO2 fixing	Wildlife Habitats	Air	Water	Land and Soil	Minerals	Open Countryside and land- scape	Urban environ- mental live- ability	Cultural heritage	Public Access and Open Space	Build- ing Quality
S1	4									4	1	1	1	1
S2	4		1	1						4				
S3	4										1			
S4					1			1		4				
S5														
S6											1			4
S7	1										1			1
S8	1										1			
S9	1	1						1		1				
S10					4		4			4		4		
S11	4	4									1			
S12								1	1	8				
S13			1					1		1				
S14	4										4			1
S15							4	4	4	4				
Detailed Policies														
G1	4									4				
G2										4				
G4										4	4	4	4	4
G5				1	1	1	1	1	1	1		1		
G6														
G7														
G8											4			
G9														
G10											4			
D1											4	1	4	4
D2				1			4				4			
D3				1	1		4			4	4			
D4				1	1					1		1		4
D5											4	4		4
D6											4			4
D7					1					1				
D8												4		4
D9											4			
D10											4		4	
D11														
D12														

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D13		4											
D14									4				1
B1									4	4			4
B2										4			
B3										1			
B4										4			4
B5									4				4
B6										4			4
B7													4
B8													4
B9					1				1			4	
B10										4			
H1	4								4				
H2										1			
H3								1					
H4										1			
H5										1			
H6	4									4	4		4
H7										1			1
H8													
H9									1				
H10										4			
H11										1			
H12													
H13													
H14													
H15	1								1				
E1	4												
E2	1				1			4					
E3													
E4													
E5													
E6													
E7													
E8									1				
E9										1			
E10	1												
E11										1			
T1									1				
T2													
T3									1				
T4													
T5													
T6									1				
T7								1					

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T8										4				
T9														
T10														
T11	4									1				
T5A (new policy)										1				
C1										4				
C2										1				
C3										1				
C4										4				
C5										4		4		
C6										1				
C7					4		4					4		
C8					8									
C9					1									
C10					4									
C11					4									
C12				4										
C13				4	4									
C14								4		1				
C15														
C16										1				
C17														
C18										1				
C19					4		4			1		4		
C20					1					1		1		
C21										8				
C22										1				
C23										1				
C24										1				
C25										1				
C26														
M 1														
M 2														
M 3					1		1	1		8				
M 4														
M 5			4											
M 6	1													
M 7								1	1	1			1	
M 8										4				
M9 (new policy)														
W 1														
W 2								1	1	8				
W 3														
W 4			4							1				
W 5								4		1				

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W 6														
W 7														
W 8								4						
P1										1				
P2										1				
P3										1				
P4										1				
P5										1				
TR1	4													
TR2														
TR3	4					4								
TR4	4													
TR6	4									4				
TR7										4				
TR8														
TR9														
TR10														
TR11														
TR12														
TR13														
TR14										4				
TR15	4													
TR16	4					4								
TR17	4													
TR18	4													
TR19									1	1				
TR20									1	1				
R1	4													
R2	4													
R3								1						
R4	1									1	1		1	
R5										4				
R6														
R7											1			
R8											1			
R11														
R12	1													
R13											4			
R14	4													
R15									1					
U1									1					
U2										4		4		
U3														
U4														
U5														

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U6													
U7									1				
U8										1			
U9	1									4			
U10												1	
U11													
U12													
U13					4			4		4		4	
U14													
U15									1			1	
U16										1			
U17					1				1				
U18			4		4			4		4			
U19								4					
L1									1				4
L2													4
L3													
L4													4
L5													1
L6													1
L7					4			1		1			
L8								1				1	
L9										1			
L10											4		4
Site Specific Proposals													
H3(1)	4								1				1
H3(2)	4								1				1
H3(3)	4								1				1
H3(4)	4								1				1
H3(5)	4								1				1
H3(6)	4								1				1
H3(7)	4								1				1
H3(8)	4								1				1
H3(9)	4								1				1
H3(10)	4								1				1
H3(11)	4								1				1
H3(12)	4								1				1
H3(13)	4							8	1	8			4
H3(14)	4			4					1				1
H3(15)	4								1				1
H3(16)	4							8	1		4		4
H3(17)	4								1				1
H3(18)	4							1	1				1
H3(19)	4								1	8			4
H3(20)	4								1				1

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H3(21)	4								1				1	
H3(23)	4								1				1	
H3(24)	4								1				1	
H3(25)	4								1				1	
H3(26)	4								1				4	
H3(27)	4								1				1	
H3(28)	4								1				1	
H3(29)	4								1				1	
H3(30)	4								1				1	
H3(31)	4								1				1	
H3(32)	4								1				1	
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H3(34)	4								1				1	
H3(35)	4								1				1	
H3(36)	4								1				1	
H3(37)	4								1				1	
H3(38)	4				1			1	1	8			4	
H3(39)	4								1				1	
H3(40)	4								1				1	
H3(41)	4								1				1	
H3(42)	4								1				1	
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H3(45)	4								1				1	
H3(46)	4								1				1	
H3(47)	4								1				1	
H3(48)	4								1				1	
H3(49)	4								1				1	
H3(50)	4								1				4	
H3(51)	4								1				1	
H3(52)	4								1				1	
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H3(54)	4								1				1	
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H3(57)	4								1				1	
H3(58)	4								1				1	
H3(59)	4								1		4		1	
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H3(63)	4								1				1	
H3(64)	4								1		4		1	
H3(65)	4								1				8	
H3(66)	4								1				1	
H3(67)	4								1				1	

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H3(68)	4								1				1	
H3(69)	4							1	1	8			1	
H3(70)	4								1				1	
H3(71)	4								1				1	
H3(72)	4								1				1	
H3(73)	4								1				1	
H3(74)	4								1				1	
H3(75)	4								1				1	
H3(76)	4								1				1	
H3(77)	4								1				1	
H3(78)	4								1				1	
H3(79)	4								1				1	
H3(80)	4								1				1	
H3(81)	4								1				1	
H3(82)	4								1				1	
H3(83)	4								1		4		4	
H3(84)	4								1				1	
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H3(91)	4								1				1	
H3(92)	4								1				1	
H3(93)	4								1				1	4
H3(94)	4								1				4	
H3(95)	4								1				1	
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H3(97)	4								1				1	
H3(98)	8								1	8			1	
H3(99)	8								1	8			1	
H3(100)	8								1	1			1	
H3(101)	8								1	8			1	
H3(102)	8								1	8			1	
H3(103)	8								1	1			1	
H3(104)	8								1	8			1	
H3(105)	8								1	8			1	
H3(106)	8								1	8			1	
E5(1)														
E5(2)														
E5(3)														
E5(4)								8		8				
E5(5)														
E5(6)														

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E5(7)														
E5(8)														
E5(9)														
E5(10)														
E5(11)			8					1						
E5(12)								1						
E5(13)				8				1	8					
E5(14)								1						
E5(15)								1						
E5(16)				8		8	4	1						
E5(17)							4	1	4					
E5(18)								1						4
E5(19)								1						
E5(20)								1						
E5(21)								1						
T7a	1							1	4					
T7b	1				1									4
T7c	1				1		1	1	8	4	1			
T7d	8				1			1	8					4
T7e	1				1			1		1			4	4
T7f	4							1		4	4	4		
T7g	8				1			1	1					
T7h	1							1		1				
R3a	4							1		4	8			
R3b	4							1		4				
R3c	4							1		4				
R3e	4							1		4			4	
R3f	8							1		1				
M2/1	1							8	1	8		1		
M2/2	1				1			1	1	8				
M2/3	1							1	1	8				
M2/4	1				1				1	8				
M2/5	1				1		1		1	8		1		
M2/6	1				1				1	8				
M2/7	1								1	8				
M2/8	1						1		1	8		1		
M2/9	1								1	8				
M2/10	1				1				1	8				
M2/11	1			1	1				1	8				
M2/12	1								1	8		1		
M2/13	1								1	8			1	
M2/14	1								1	8			1	
Prison Extension									1					
Hospital Extension									1					