



Isle of Wight Council

Sustainability Appraisal

**(Core Strategy Development Plan
Document)**

Sustainability Appraisal Report

Entec

Third Party Disclaimer

Any disclosure of this report to a third party is subject to this disclaimer. The report was prepared by Entec at the instruction of, and for use by, our client named on the front of the report. It does not in any way constitute advice to any third party who is able to access it by any means. Entec excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage howsoever arising from reliance on the contents of this report. We do not however exclude our liability (if any) for personal injury or death resulting from our negligence, for fraud or any other matter in relation to which we cannot legally exclude liability.

Document Revisions

No.	Details	Date
V1	Draft to Isle of Wight Council	4/12/08
V2	Final to the Isle of Wight Council	11/12/08

Report for

Wendy Perera, Acting Planning Policy Manager
Isle of Wight Council
Seaclose
Fairlee Road
Newport
PO30 2QS

Main Contributors

Michael Greslow
Tim Perkins
Thomas Rumble
Rachel Scott

Issued by


.....
Michael Greslow

Approved by


.....
Tim Perkins

Entec UK Limited

Pacific House
Imperial Way
Reading RG2 0TD
England
Tel: +44 (0) 1183 775600
Fax: +44 (0) 1183 775610

Doc Reg No.

h:\projects\ea-210\21000-21999\21026 isle of wight
assessments\c001 client\reports\sa report\final to iow\sa
report.final.doc

Isle of Wight Council

Sustainability Appraisal

(Core Strategy Development Plan
Document)

Sustainability Appraisal Report

December 2008

Entec UK Limited



Certificate No. FS 13881



Certificate No. EMS 69090

In accordance with an environmentally responsible approach,
this document is printed on recycled paper produced from 100%
post-consumer waste, or on ECF (elemental chlorine free) paper

Purpose of this Report

This Sustainability Appraisal report has been prepared by Entec on behalf of the Isle of Wight Council. It presents the findings of the Sustainability Appraisal carried out on the Island Plan Core Strategy Development Plan Document (CS DPD) between 2007 and 2008.

The need to consider sustainable development has been set out in a range of laws, guidance and advice.

The report is provided to comply with the requirements for:

Strategic Environmental Assessment (SEA) as required by the Environmental Assessment of Plans and Programmes Regulations 2004 (the “SEA regulations”) which in turn is derived from the European Directive 2001/42/EC (known as the SEA Directive). The SEA Regulations require the assessment of plans and programmes which are likely to have significant environmental effects. Development Plan Documents are considered to have significant environmental effects, and therefore require SEA.

Sustainability Appraisal as set out in the Planning and Compulsory Purchase Act 2004 in relation to Development Plan Documents (DPDs). This requires the assessment of the sustainability of the proposals and policies put forward in the DPD.

The purpose of these requirements is to ensure that sustainable development is central to the preparation of the DPD. Whilst the requirements to produce SA and SEA are distinct, as outlined above, UK Government guidance considers that the two processes can be combined. Throughout this document, where reference is made to SA, it denotes SA incorporating the requirements of the SEA Directive.

Structure of the Report

The structure of the SA report is set out below. A separate Non-Technical Summary has been prepared.

Section 1: Introduction and Background covering the overall SA process, background to the Island Plan CS DPD and its contents and objective.

Section 2: Appraisal Methodology - An explanation as to how the SA was carried out, key stages and methods and who has been consulted.

Section 3: SA Objectives, Baseline and Context – links to other relevant plans and programmes, a description of the environmental, social and economic characteristics of the Island and issues and problems, SA objectives and framework which provide the basis for appraisal.

Section 4: Options Appraisal – an appraisal of the main strategic options considered in preparing the Island Plan CS DPD. This includes how options were identified, a comparison of their effects, any proposed mitigation and how environmental, social and economic issues were used to inform the choice of preferred options.

Section 5: Plan policy appraisal – an appraisal of the policies put forward in the Island Plan. Under this section the significant environmental, social and economic effects of the policies are considered and how they have influenced the preparation of policies. This also covers proposed mitigation and uncertainties and risks.

Section 6: Implementation – This section covers links to other plans and programmes and projects and proposals for monitoring.

How to Comment on this Report

There now follows an eight week consultation period on the Island Plan CS DPD and the Sustainability Appraisal Report, closing on 9th February 2009, after which the document and all responses will be submitted to the Secretary of State for independent examination.

Representations on the Sustainability Appraisal should be sent in writing to:

Planning Policy
Seaclose Offices
Fairlee Road
Newport
Isle of Wight
PO30 2QS

Alternatively you can send your representations by email to: planning.policy@iow.gov.uk

The consultation closes at 5pm on 9 February.

Contents

1.	Introduction and Background	1
1.1	Sustainability Appraisal of the Island Plan Core Strategy	1
1.1.1	Quality Assurance	3
1.2	Core Strategy DPD	6
1.2.1	Introduction	6
1.2.2	Vision	6
1.2.3	Objectives	6
1.2.4	The Spatial Strategy	9
2.	SA Methodology	10
2.1.1	Approach Adopted	10
2.2	When was the SA Carried Out?	10
2.3	Who carried out the SA?	11
2.4	Summary of Methods Used to Carry Out the Appraisal	11
2.5	Who Has Been Consulted	12
2.6	Difficulties Encountered	12
3.	SA Objectives, Baseline and Context	14
3.1	Introduction	14
3.2	Consultation on the Scoping Report	14
3.2.1	Summary of Consultation Responses	14
3.3	Links to Relevant Plans and Programmes and Environmental Objectives and How These Have Been Taken Into Account	14
3.3.1	Summary of Links to Relevant Plans and Programme	14
3.4	Baseline Characteristics and Future Baseline	16
3.4.1	Introduction	16
3.4.2	Future Baseline	16
3.5	Sustainability Issues and Problems	17
3.5.1	Limitations of Data and Assumptions Made	18
3.6	SA Objectives and Framework	18
3.6.1	Introduction	18
3.6.2	SA Objectives	19

4.	Options Appraisal	22
4.1	Testing the Plan Objectives against the SA Objectives	22
4.2	Options Considered and How They Were Identified	23
4.2.1	Introduction	23
4.3	Summary of Options Appraisal	24
4.3.1	Overall Levels of Development	24
4.3.2	Overall Spatial Development Strategy	24
4.3.3	How Environmental, Social, and Economic Issues were considered in Choosing the Preferred Development Strategy	33
4.4	Spatial Strategy Policies	34
4.5	How Options were Identified	34
4.5.1	Strategic Housing Sites	34
4.5.2	Strategic Employment Sites	36
4.6	Core Policy Options	37
4.7	Options Appraisal Summary	43
4.7.1	CP1 General Criteria for Housing Development	43
4.7.2	CP2 Balanced mix of Housing	43
4.7.3	CP3 Gypsies and Travellers	44
4.7.4	CP4 Locally Affordable Housing	44
4.7.5	CP5 Meeting Community Needs	45
4.7.6	CP6 Sustainable Development	45
4.7.7	CP7 Landscape, Biodiversity and Geodiversity	46
4.7.8	CP8 Built and Historic Environment	47
4.7.9	CP9 – Flood Risk	48
4.7.10	CP10 – Sustainable Travel	48
4.7.11	CP11 – Green Infrastructure	48
4.7.12	Mitigation (Policy CP12 in Options Consultation)	49
4.7.13	CP12 Water Resources	49
4.7.14	CP13 – Resource Efficiency and Renewables	50
4.7.15	Policy CP14 Minerals	52
4.7.16	Policy CP15 – Waste Management	53
4.7.17	Policy CP16 – Contribution from Developments	53
5.	Summary of Plan Policy Appraisal	55
5.1	Introduction	55
5.1.1	Spatial Strategy Policies	55

5.1.2	Summary of Strategic Sites SA	59
5.1.3	Spatial Strategy Cumulative and Synergistic effects	66
5.1.3.1	How Social, Environmental and Economic Problems were considered in Developing the Preferred Policies	66
5.1.4	Uncertainties and Risks	67
5.1.5	Core Policies	67
5.1.6	Core Policy Cumulative and Synergistic effects	74
5.1.7	How Social, Environmental and Economic Problems were Considered in Developing the Preferred Policies	74
5.1.8	Uncertainties and Risks	75
6.	Implementation and Monitoring	76
6.1	Links to Other Tiers of Plans and Programmes and the Project Level	76
6.2	Indicators and Monitoring	77
6.3	Taking Account of SEA Report in Finalising the Core Strategy	78
Table 1.1	Quality Assurance Checklist	3
Table 1.2	Core Strategy Objectives	7
Table 2.1	Summary of SEA Consultation	12
Table 2.2	Difficulties Encountered During the SA process	12
Table 3.1	Assumptions and Limitations	18
Table 3.2	SA Objectives	19
Table 4.1	Assessment Scores	29
Table 4.2	Summary of appraisal of Spatial Development Options	30
Table 4.3	Summary of Core Policy Options	38
Table 5.1	Summary of SA of Spatial Strategy Policies	56
Table 5.2	Summary of SA of Strategic Sites	60
Table 5.3	Summary of SA of Core Policies	69
Table 6.1	Documenting the Monitoring Data	78
Appendix A	Revised Scoping Report	
Appendix B	Compatibility with SA Objectives	
Appendix C	Spatial Strategy Development Options Appraisal	
Appendix D	Core Strategy Options SA Report	
Appendix E	Submission Core Strategy Policy Appraisal	
Appendix F	Suggested Monitoring Indicators	

1. Introduction and Background

1.1 Sustainability Appraisal of the Island Plan Core Strategy

The aim of sustainable development is to balance economic progress with social and environmental needs both now and in the future. The UK government is committed to achieving sustainable development, and its most recent strategy, “Securing the Future” published in 2005, sets out five guiding principles:

- Living within environmental limits;
- Ensuring a strong, healthy and just society;
- Achieving a sustainable economy;
- Promoting good governance;
- Using sound science responsibly.

The process of SA has been integral to the preparation of the Island Plan CS DPD.

The need to consider sustainable development has been set out in a range of laws, guidance and advice.

The report is provided to comply with the requirements for:

Strategic Environmental Assessment (SEA) as required by the Environmental Assessment of Plans and Programmes Regulations 2004 (the “SEA regulations”) which in turn is derived from the European Directive 2001/42/EC (known as the SEA Directive). The SEA Regulations require the assessment of plans and programmes which are likely to have significant environmental effects. Development Plan Documents are considered to have significant environmental effects, and therefore require SEA.

Sustainability Appraisal as set out in the Planning and Compulsory Purchase Act 2004 in relation to Development Plan Documents (DPDs). This requires the assessment of the sustainability of the proposals and policies put forward in the DPD.

The purpose of these requirements is to ensure that sustainable development is central to the preparation of the DPD. Whilst the requirements to produce SA and SEA are distinct, as outlined above, UK Government guidance considers that the two processes can be combined. Throughout this document, where reference is made to SA, it denotes SA incorporating the requirements of the SEA Directive.

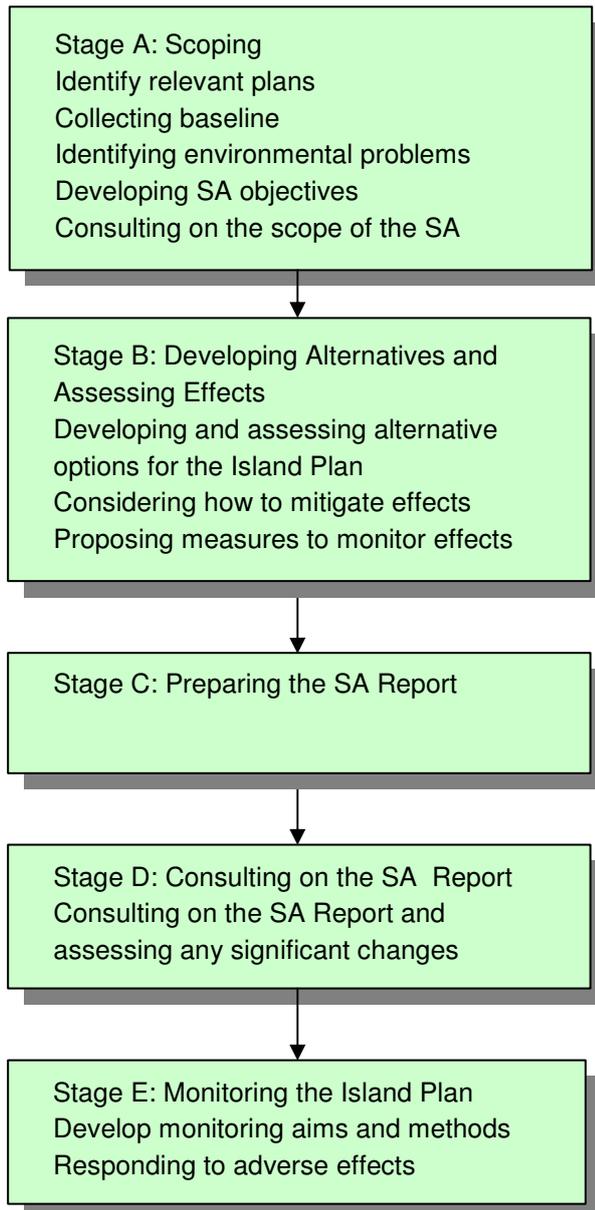
The SA process adopted for the Core Strategy DPD has two main outputs.

Scoping Report (Stage A): This sets out a description of the baseline characteristics and the predicted future baseline; establishes appraisal objectives which will be used to assess the effects of the emerging Core Strategy and Site Allocation DPDs and provides a methodology and programme for appraising the emerging strategy;

SA Report (Stage C): This document reports on the detailed assessment of the likely significant effects of the Core Strategy DPD emerging policies and alternative options. It also summarises how the assessment was undertaken and makes recommendations on mitigation and monitoring measures.

There are five main stages of SA, as identified in Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents ODPM (2005) (ODPM SA Guidance), which are set out below.

Figure 1.1 Stages of SA



1.1.1 Quality Assurance

Table 1.1 sets out the requirements for SA as set out in the ODPM SA Guidance and provides an indication as to where each of these topics is addressed in the report.

Table 1.1 Quality Assurance Checklist

Quality Assurance Checklist	
<p>Objectives and Context</p> <p>The plan's or programme's purpose and objectives are made clear.</p> <p>Sustainability issues and constraints, including international and EC environmental protection objectives, are considered in developing objectives and targets.</p> <p>SA objectives, where used, are clearly set out and linked to indicators and targets where appropriate.</p> <p>Links with other related plans, programmes and policies are identified and explained.</p> <p>Conflicts that exist between SA objectives, between SA and plan objectives and between SA objectives and other plan objectives are identified and described.</p>	<p>Section 1.2</p> <p>Sections 3.4 & 3.5, Appendix A</p> <p>Section 3.5 and Section 4.5.2</p> <p>Section 3.6 & Appendix A</p> <p>Section 4.1, Appendix B</p>
<p>Scoping</p> <p>Consultation Bodies are consulted in appropriate ways and at appropriate times on the content and scope of the Sustainability Appraisal Report.</p> <p>The assessment focuses on significant issues.</p> <p>Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit.</p> <p>Reasons are given for eliminating issues from further consideration.</p>	<p>Section 2.5 and Appendix A</p> <p>Section 3.5 and Appendix A</p> <p>Section 3.4.1 and Appendix E</p> <p>Section 5 & Appendices C,D & E</p>
<p>Baseline Information</p> <p>Relevant aspects of the current state of the environment and their likely evolution without the plan or programme are described.</p> <p>Sustainability characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan.</p>	<p>Section 3.4</p> <p>Section 3.4 & Section 3.5, Appendix A</p> <p>Appendix A, Appendix E and Section 2.6</p>

Quality Assurance Checklist	
Difficulties such as deficiencies in information or methods are explained.	
<p>Prediction and evaluation of likely significant environmental effects</p> <p>Effects identified include the types listed in the Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as relevant; other likely environmental effects are also covered, as appropriate.</p> <p>Both positive and negative effects are considered, and the duration of effects (short, medium or long-term) is addressed.</p> <p>Likely secondary, cumulative and synergistic effects are identified where practicable.</p> <p>Inter-relationships between effects are considered where practicable.</p> <p>The prediction and evaluation of effects makes use of relevant accepted standards, regulations, and thresholds.</p> <p>Methods used to evaluate the effects are described.</p>	<p>Section 4, Section 5, Appendices C,D and E</p> <p>Appendix C, D and E</p> <p>Section 2.4</p>
<p>Mitigation measures</p> <p>Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan or programme are indicated.</p> <p>Issues to be taken into account in project consents are identified.</p>	<p>Section 4 and 5</p> <p>Section 6.1</p>
<p>The SA Report</p> <p>Is clear and concise in its layout and presentation.</p> <p>Uses simple, clear language and avoids or explains technical terms.</p> <p>Uses maps and other illustrations where appropriate.</p> <p>Explains the methodology used.</p> <p>Explains who was consulted and what methods of consultation were used.</p> <p>Identifies sources of information, including expert judgement and matters of opinion.</p> <p>Contains a non-technical summary covering the overall approach to the SA, the objectives of the plan, the main</p>	<p>The SA Report is clear and concise and follows the structure set out in Figure 1.1</p> <p>The Report defines technical terms where necessary</p> <p>The SA Report used illustrations where appropriate .</p> <p>Section 2</p> <p>Section 2.5</p> <p>These are set out where relevant throughout the document</p> <p>Non- technical summary has been prepared as a separate stand alone document</p>

Quality Assurance Checklist	
options considered, and any changes to the plan resulting from the SA.	
<p>Consultation</p> <p>The SA is consulted on as an integral part of the plan-making process.</p> <p>Consultation Bodies and the public likely to be affected by, or having an interest in, the plan or programme are consulted in ways and at times which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and Environmental Report.</p>	<p>Consultation is explained in Section 2.5</p> <p>Consultation is explained in Section 2.5. Responses received to the Island Plan CS Submission SA Report will be taken account of in finalising the SA Report.</p>
<p>Decision-making and information on the decision</p> <p>The Sustainability Appraisal report and the opinions of those consulted are taken into account in finalising and adopting the plan or programme.</p> <p>An explanation is given of how they have been taken into account.</p> <p>Reasons are given for choosing the plan or programme as adopted, in the light of other reasonable alternatives considered.</p>	<p>This will be carried out prior to adopting the Island Plan</p> <p>To be included in final SA Report post consultation. Sections 4 & 5 and Appendices C, D and E. This will be updated post consultation.</p>
<p>Monitoring measures</p> <p>Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SEA.</p> <p>Monitoring is used, where appropriate, during implementation of the plan or programme to make good deficiencies in baseline information in the SEA.</p> <p>Monitoring enables unforeseen adverse effects to be identified at an early stage. (These effects may include predictions which prove to be incorrect.)</p> <p>Proposals are made for action in response to significant adverse effects.</p>	<p>Section 6</p> <p>To be carried out once the Plan has been adopted</p> <p>To be carried out once the Plan has been adopted</p> <p>To be carried out once the Plan has been adopted</p>

1.2 Core Strategy DPD

1.2.1 Introduction

The Core Strategy will set the overall framework for planning on the Island for the period up to 2026. It will set out the overall strategy for meeting the Island's needs, whilst at the same time protecting what is special about the Island and its character.

The Core Strategy will contain five main elements:

An overall vision setting out how the Island is expected to change and directly linked to the Ecoland vision.

A set of strategic objectives which outline the main policy directions that will deliver the Ecoland vision.

A spatial strategy and series of core policies. These will provide the basic framework for promoting development in some areas, restricting it in others, informing investment and establishing the framework for detailed policies in subsequent Island Plan documents.

A key diagram/series of diagrams which illustrate how different elements of the Core Strategy will apply to different locations.

An initial outline of the way in which the Core Strategy policies will be implemented, including a set of key indicators and targets which will provide the basis for monitoring how well policies are working.

1.2.2 Vision

The Core Strategy sets the planning vision for the Island through to 2026. Building and creating sustainable communities is a central theme, and the Core Strategy vision will support the vision of the Sustainable Community Strategy - Eco Island.

Eco Island is a bright vision for the future, a vision that aims to transform our community into a world renowned Eco Island. A healthy place where residents can enjoy a healthy lifestyle and benefit from a buoyant economy and a secure future. An Eco Island with a thriving economy, a real sense of pride and a place where residents and visitors feel safe and are treated with respect.

1.2.3 Objectives

The Vision has been elaborated into the following objectives to provide a framework for the Core Strategy policies and for the use of the sustainability appraisal and monitoring its implementation. The Core Strategy objectives are listed below under their key themes.

Table 1.2 Core Strategy Objectives

To support sustainable and thriving communities that enable people to enjoy quality of life without compromising the quality of environment.
Encouraging developments which improve the viability of local settlements.
Recognising that some villages provide a wider service role for outlying and rural areas
Provide adequate primary healthcare facilities to improve health, emotional well-being and life expectancy.
Encourage developments which provide a range of community services and facilities.
Encourage developments which ensure that everyone has equal access to opportunities for learning, training, skills and knowledge.
Plan for settlements to accommodate growth according to their needs, availability of services and infrastructure.
Provide high quality open spaces and recreation facilities
To ensure that all development supports the principles of sustainable development.
Adopting a sequential approach which makes the best use of brownfield land.
Reducing greenhouse gas emissions.
Setting standards for build in line with CSH, Lifetime Homes and BREEAM.
Using best practice in sustainable design and construction.
Making the best use of renewable resources.
Creating wealth and reducing our carbon footprint at the same time.
Encouraging the conservation of water supplies.
Directing new development away from areas at risk of flooding.
To protect, conserve and enhance the Island’s built, historic and natural environments.
Plan for a distribution of development which in the first instance avoid impacts upon Natura 2000 sites.
Protect special and habitats important to the Island.
Identify opportunities to enhance biodiversity on the Island.
Safeguard and enhance the local landscape and character of smaller towns and villages.
Make the best use of buildings in the urban areas
To ensure that all development is designed to a high quality, creating buildings and a sense of place that reflects and enhances local character and distinctiveness.
Ensure high quality in all design

Identifying opportunities for landmark projects.
Protect, restore and re-use historic buildings and their settings.
Provide new housing developments at a density which are appropriate to the local context.
To provide opportunities to diversity and strengthen the local economy, and increasing the range of higher skilled jobs available locally.
Support proposals for economic development and regeneration.
Support proposals in key sectors such as composites etc.
Encourage development which increases the number of skilled jobs available.
Create a broader range of jobs with less reliance on the public sector.
Support rural land based sectors through local food chains, production and processing.
Increase the quality of the tourism offer.
To ensure that housing is provided to meet the needs of Island residents.
Providing a balanced mix of types, tenures and sizes of housing.
Ensure that there is enough affordable housing in both urban and rural areas.
Improve the overall quality of housing stock by ensuring all new development meets high standards of sustainability and design.
To reduce the need to travel and improve accessibility through the Island and accommodate development which minimise the need to travel.
Direct developments as far as possible to the most accessible locations.
Develop an integrated walking and cycling network.
Work in conjunction with the Local Transport Plan to promote better forms of public and community transport.
To ensure public, private and community sectors focus on implementation.
Linking development to the infrastructure it needs.
Securing funding for infrastructure through on-site works, contributions and strategic tariff.
Secure the funding and delivery of sufficient infrastructure capacity to support growth on the Island.

1.2.4 The Spatial Strategy

One of the principal aims of the Core Strategy is to set out clearly the Council's proposals for the distribution of development on the Island. The Spatial Strategy section describes the approach to the strategic distribution of development across the Island and within the key regeneration areas.

The Core Strategy includes a key diagram illustrating the spatial strategy for the Island.

The maps included are diagrammatic representations of the main spatial proposals of the Core Strategy. The detail of the development of particular sites will be set out in the appropriate Site Allocations DPD.

2. SA Methodology

2.1.1 Approach Adopted

The SA approach and the format of this report follow guidance on SA for Development Plan Documents provided by the Department of Communities and Local Government (DCLG), formerly the Office of the Deputy Prime Minister (ODPM) (“ODPM SA Guidance”)¹. The SA has also taken account of other relevant published guidance such as that provided by the Planning Advisory Service² (“Planning Advisory Service SA Guidance”). Figure 1.1 Stages of SEA above indicated the various stages involved in SA within the DPD preparation.

The SA uses available information to assess how the Island Plan CS DPD is aligned with each objective. The ODPM SA guidance highlights that the areas of emphasis of the SEA Directive are on:

Collecting and presenting baseline environmental information;

Predicting the significant environmental effects of the plan and addressing them during its preparation;

Identifying the strategic alternatives and their effects;

Consulting the public and authorities with environmental responsibilities as part of the assessment process; and

Monitoring the actual environmental effects of the plan during its implementation.

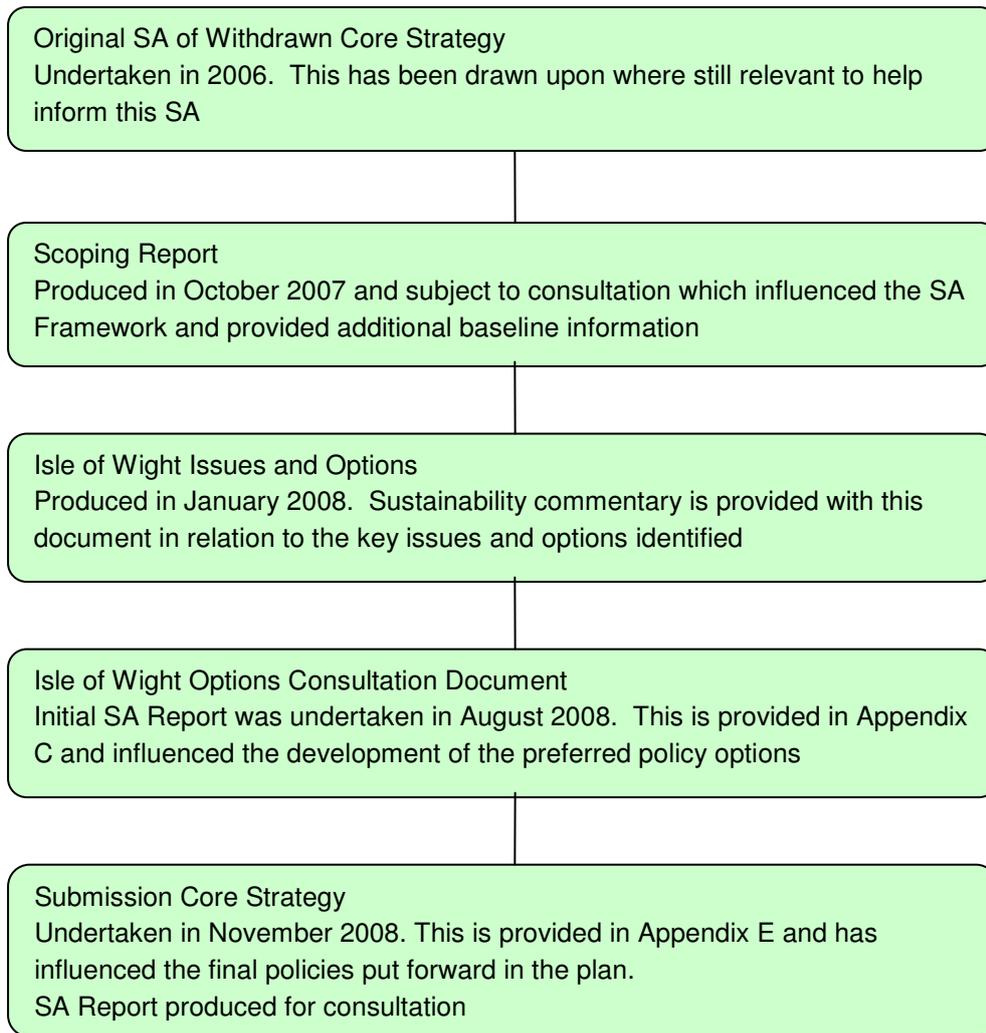
2.2 When was the SA Carried Out?

The process of Sustainability Appraisal has been iterative and continually updated throughout the preparation of the Core Strategy document. The main stages are set out in further detail below.

¹ Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents November 2005 Office of the Deputy Prime Minister

² Local Development Frameworks – guidance on sustainability appraisal December 2007 Planning Advisory Service

Figure 2.1 Summary of key SA stages for the Island Plan CS DPD



2.3 Who carried out the SA?

In August 2007 Entec was commissioned by the Isle of Wight to undertake a Sustainability Appraisal of their Core Strategy DPD. The SA has been carried out by members of Entec's Planning and Environmental Appraisal team in consultation with Isle of Wight Council Officers.

2.4 Summary of Methods Used to Carry Out the Appraisal

The appraisal has been carried out based on an informed qualitative assessment using the following:

Professional judgement: members of the Entec planning and environmental appraisal group were consulted in order to appraise the options. They have considerable experience of Local Development Framework implementation and Sustainability Appraisals of Local Development Frameworks and other documents;

Use of evidence base: studies prepared by or for the Isle of Wight have been used to inform decisions. These are referred to at appropriate points in the document.

2.5 Who Has Been Consulted

To comply with the SEA regulations consultation is required at two key stages of the SA process, during Stage A: scoping and Stage C: Environmental Report. The table below sets out the consultation which has been undertaken.

Table 2.1 Summary of SEA Consultation

Stage	Who Consulted or To Be Consulted?	How were or will they be consulted?
Scoping Report	English Heritage, Environment Agency and Natural England ,RSPB, Southern Water and internal Isle of Wight Council Departments.	Emailed a copy of the Scoping Report and Non Technical Summary. Also available on the Council's website
Sustainability Appraisal Report	English Heritage, Environment Agency and Natural England and other stakeholders. SA Report will also be made available for public consultation	<p>Consultation will be direct to statutory stakeholders, although the documents will also be available as part of the wider submission consultation.</p> <p>The documents will be available on the Council's consultation website at (awaiting correct address)</p> <p>Copies of the documents will be available in the Council Offices at Seaclose and at County Hall, Newport, and in all libraries.</p>

2.6 Difficulties Encountered

Table 2.2 Difficulties Encountered During the SA process

Stage	Difficulties
Setting the context, establishing the baseline and developing the SA objectives	The Scoping report relied on the baseline information contained in a number of documents and reports produced by the Isle of Wight and other regional bodies. A number of these were produced several years ago and data available could be considered out of date.

Stage	Difficulties
Designing the appraisal framework	Devising the potential indicators for monitoring the success of the Core Strategy against the objectives was difficult as some sources of information for these indicators were not known or available therefore it was necessary to revise some and replace some of the other indicators included in the scoping report in order to monitor certain effects.
Developing and assessing options	Inevitably at the strategic level there was limited information regarding the location and detail of development proposed in the Plan. It was therefore sometimes difficult to assess the effects of the options upon a number of objectives and scores were recorded as uncertain. However notwithstanding this the framework of Core Policies in the Plan will provide a basis for ensuring that developments are considered against key sustainability criteria..

3. SA Objectives, Baseline and Context

3.1 Introduction

The purpose of this section is to set out the SA objectives, baseline and context for the Island Plan Core Strategy. This is set out in detail in Appendix A: Revised Scoping Report. The key information is summarised below.

3.2 Consultation on the Scoping Report

Consultation was undertaken on the scoping report (which contained the HRA Baseline Report) between 19th October 2007 and 23rd November 2007 with Statutory Agencies. A copy of the scoping report was also made available for public comment, with hard copies of the report being made available in County libraries and a downloadable version on the Isle of Wight website at www.iwight.com. A considerable number of comments were received which were incorporated where appropriate into a revised Scoping Report. Comments received in relation to the HRA Baseline Report were taken into account in preparing the HRA Screening Report. The Revised SA Scoping Report is attached as **Appendix A**.

3.2.1 Summary of Consultation Responses

A number of comments were received following consultation on the Scoping Report. Those received included comments from all of the Statutory Consultees as well as a number of comments from the Council's, Coastal, Conservation, Ecology and AONB Officers. The comments have been incorporated into the revised report as far as possible. A number of other comments and suggestions have been noted but not incorporated as it was considered that these had been addressed elsewhere within the report.

3.3 Links to Relevant Plans and Programmes and Environmental Objectives and How These Have Been Taken Into Account

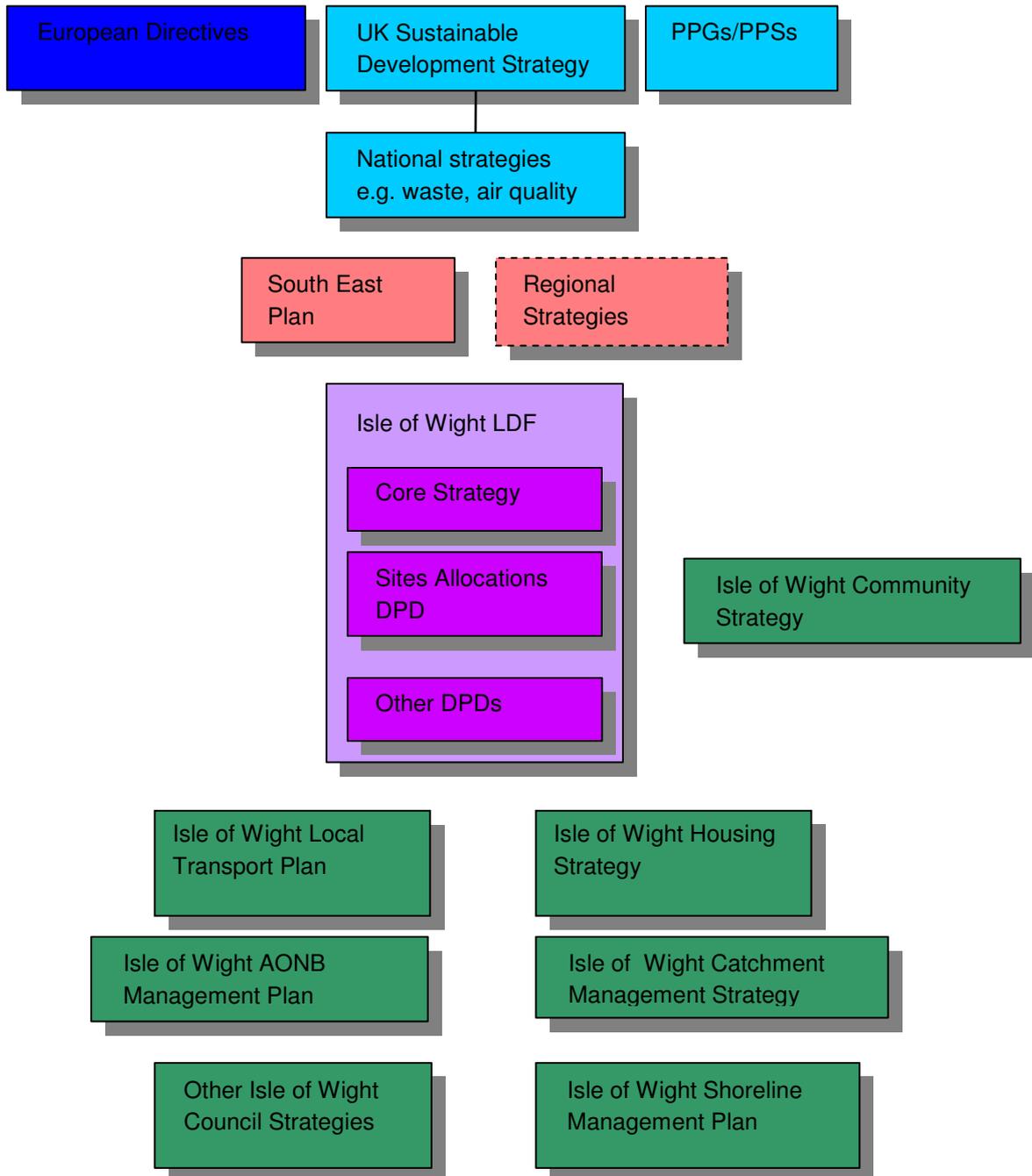
3.3.1 Summary of Links to Relevant Plans and Programme

The SEA Regulation 2004 requires an analysis of the Plan's "relationship with other relevant plans and programmes" (Schedule 2 (1)) and of

"the environmental protection objectives which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation."(Schedule 2 (5)).

In order to document other factors, a list of policies plans and programmes and SA objectives relevant to the Core Strategy has been compiled and analysed by Entec. Figure 3.1 illustrates the main plans and programmes relevant to the Isle of Wight.

Figure 3.1 Main Relevant Plans and Programmes



3.4 Baseline Characteristics and Future Baseline

3.4.1 Introduction

An essential part of the SA process is to identify current environmental, social and economic conditions on the Island and how they might evolve in the future. Knowledge of existing conditions and their significance helps identify important issues for the Plan and allows its subsequent success or otherwise be monitored.

Relevant baseline data was identified that could be used as indicators of the effects of the Island Plan CS DPD, and point to sustainability issues and objectives specific to the area. The baseline data is identified in **Section 3 of Appendix A: Revised Scoping Report**

3.4.2 Future Baseline

The SEA Directive requires consideration of the likely evolution of the environment without the implementation of the plan or programme.

As a part of the review of baseline data, information on trends was collected where possible. The baseline is constantly changing. The environment changes as a result of natural processes and impacts from a variety of sources. The economy fluctuates, as does the population, due to births and deaths and migration. Therefore, in order to identify and assess the actual effects of the Core Strategy, the likely changes to the baseline data needed to be considered. A summary of the key future baseline is set out below based on information contained in **Appendix A: Revised Scoping Report**.

In summary, the future baseline is based on the following trends:

Nitrogen Dioxide (NO²) concentrations appear to be rising according to monitoring results (although the levels still fall within national guidelines). This could lead in the future to the declaration of an Air Quality Management Area;

Water quality at the Islands beaches is improving;

The population of the Island is growing and this will place a greater demand on water supplies and capacity of infrastructure including waste water treatment;

The relative sea level monitored in Portsmouth Harbour has increased steadily over the last 40 years (175mm). Sea levels are predicted to rise over the next 45 years;

Populations of a number of birds on the Island are rare, scarce and / or decreasing;

The Isle of Wight has an ageing population. However, life expectancy (males and females) is improving faster than England. Infant mortality is improving faster than within England;

Mortality from all causes (including circulatory diseases and cancers) is improving slower than England;

The Island is becoming more ethnically diverse; and

Education attainment levels in younger pupils appear to have risen in the last 5 years.

Traditional forms of manufacturing are in decline on the Island and some niche industries are thriving, including yacht building, sail making, and aerospace components.

The impact of climate and agricultural change are being addressed and funding mechanisms have enhanced, linked and created new habitats within the Area of Outstanding Natural Beauty (AONB) for wildlife.

3.5 Sustainability Issues and Problems

The sustainability baseline characteristics are set out in detail in **Appendix A Revised Scoping Report**. A summary of the key Sustainability issues facing the Isle of Wight is provided below

Environmental

Many of the towns have an increasing traffic problem which is the main cause of air pollution on the Island. The Island has several Groundwater Protection Zones and watercourses and groundwater, bathing water and surface water are all vulnerable to pollution from development. Almost half of the Island is designated as AONB and landscape and settlement character is sensitive to new development. The Island contains a large number of international, national and locally designated nature conservation sites and has a wealth of protected species. Waste is a significant issue, and landfill space on the Island is limited and new landfill is likely to be needed by 2015. As traffic is predicted to grow this is likely to result in an increase in greenhouse gas emissions. Parts of the Island are subject to significant fluvial or tidal flood risk.

Social

The community and Island cultural identity and traditions are strong and need to be maintained. Population predictions show the Island's population will age significantly faster than the South East Region and this is likely to increased demand on health and social care. The Island generally has better health than England as a whole but is less healthy than the South East region. The Island contains a number of areas of deprivation and homelessness on the Island is a key issue. GCSE attainment levels are lower than the national average and a quarter of businesses report skill shortages and recruitment difficulties. Access to transport (public transport, cycle tracks) including cross-Solent links is good but access to facilities and services, employment, education and health care could be improved.

Economic

As the Island is a major tourist destination and as a result many of the jobs are seasonal and part-time. Employment on the Island is limited to a small number of sectors and unemployment levels are higher than the regional average. The Island also suffers from a general lack of investment and has the lowest GDP of any county in England.

3.5.1 Limitations of Data and Assumptions Made

Table 3.1 Assumptions and Limitations

Nature of Data Limitation	Commentary	Assumption Made
Date of data collection	Available data has been collected at different dates. Up to date data has been used wherever possible. Some of the information is based on the 2001 Census and as such is somewhat dated and may not be representative of current circumstances	2001 Census data has been used as the basis for helping to identify sustainability issues.
Prediction of future baseline	There is limited information available on the predicted future baseline in the absence of the plan being implemented	Annual Monitoring gives some future projections of baseline information. Through establishing a structured monitoring framework for the SA with appropriate indicators the Council will be better placed to analyse existing trends and hence predict future baseline.

3.6 SA Objectives and Framework

3.6.1 Introduction

This Section outlines the SA Objectives for the Core Strategy. The Objectives are not specifically required by the SEA Directive, however they are a valuable way of assessing the sustainability effects of the Core Strategy. The SA objectives have been informed by the analysis of other plans and programmes, the review of baseline information and environmental, social and economic issues relevant to the Core Strategy. Appraisal criteria and proposed monitoring indicators were then developed for each of the SA objectives and together these make up the SA Framework for assessing

the performance of the Plan and future monitoring of effects. The key considerations in devising the objectives, appraisal criteria and indicators were:

Assessing the potential sustainability effects of the Core Strategy and therefore the requirement for objectives to minimise these effects;

Consideration of existing baseline information available to measure impact and sustainability issues;

Comments received from the consultees to the SA Scoping Report leading to further amendments and modifications were made.

The SA Objectives can be viewed in Table 3.2 SA Objectives below.

The development of the SA Framework is set out in detail in **Appendix A: Revised Scoping Report**.

3.6.2 SA Objectives

Table 3.2 SA Objectives

ENVIRONMENTAL
1. Air Quality: To reduce air pollution and ensure air quality continues to improve
2. Coasts: To reduce the risk to people and property from coastal erosion and instability.
3. Water: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve sustainable water resources management
4. Landscape, archaeology and heritage: To protect and enhance the Islands natural and historic environment and character, and to achieve sustainable development within a sensitive landscape
5. Biodiversity, fauna and flora: To conserve and enhance the Islands biodiversity, fauna and flora
6. Soil, geology and land use: To ensure appropriate land use in relation to soil and geology functionality and to improve efficiency in land use
7. Waste: To reduce waste generation and disposal, and to achieve the sustainable management of waste
8. Climate Change Mitigation: To minimise future climate change through reducing emissions of carbon dioxide and other greenhouse gases
9. Climate Change Adaptation: To reduce the risks to people and properties from the effects of climate change

SOCIAL
10. Culture and local distinctiveness: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity
11. Population: To develop and maintain a balanced and sustainable population structure on the Island
12. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm
13. Health: To improve the health and well being of the population and reduce inequalities in health
14. Social Inclusion: To reduce the level and distribution of poverty and social exclusion across the Island
15. 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
16. Access: To improve accessibility to all services and facilities
ECONOMIC
17. Material assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.
18. Employment: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the island
19. Investment in business: To stimulate economic revival in priority regeneration areas
20. Economic performance: To sustain economic growth and competitiveness

Sustainability Appraisal requires that consideration is given to likely variation in geographical effects; their likelihood of occurrence; their permanence; effects over the short, medium and long term; secondary, cumulative, and synergistic effects. These effects have all been considered and are presented in detail in the Appendices. A full description of the meaning and basis for these various levels of assessment is given in **Appendix E**.

4. Options Appraisal

4.1 Testing the Plan Objectives against the SA Objectives

The Core Strategy aims are separate from the SA objectives of the framework and it is important to test them to ensure that they reflect sustainability principles. Where conflicts or tensions arise these can be identified and addresses through the preparation of the plan.

The ODPM SEA/SA Guidance states that it is important to test the objectives of the Plan against the SA objectives and also the SA objectives against each other. The results of this exercise are set out in **Appendix B**.

SA Objectives Considered Against Each Other

Most of the SA objectives were found to be compatible with each other. However four objectives were found to be potentially incompatible with a number of the rest of the SA objectives. Potential conflicts exist between the material assets objective and numerous environmental and resource-based objectives. Given the Island's environmental assets any infrastructure expansion must be developed in a sustainable manner that does not increase pressure on the Island's environment and resources.

Potential conflicts exist between the employment objective and environmental and resource-based objectives. This could be minimised by ensuring employment is located on brownfield sites. Economic revival in priority regeneration areas could potentially conflict with SA objectives that protect the environment. Areas for regeneration must be carefully selected so that they do not threaten the Island's natural environment or over-develop land. Finally a potential conflict emerged regarding the economic growth objective and numerous SA objectives relating to the Island's resource use and environmental quality. A balance must be found between the two, ensuring that economic development is in a sustainable form and does not adversely affect the Island's environment.

SA Objectives Against Core Strategy Objectives

When the CS objectives were reviewed against the SA Objectives the vast majority were found to be compatible. However some potential incompatibilities were identified. The economic growth plan objective may conflict with SA objectives regarding sustainable development and high-quality design by adding to the costs of development by favouring Brownfield land. This can be mitigated against by providing for the sequential approach to development that makes Greenfield land available where there is no reasonable alternative. Further potential incompatibilities were found between the waste and climate mitigation SA objectives and the plan objectives regarding housing provision and strengthening the local economy. There is a need for economic growth on the Island however it is

important that the Plan finds a balance between reducing waste and mitigating climate change and allowing businesses to remain competitive with firms throughout the rest of the UK.

4.2 Options Considered and How They Were Identified

4.2.1 Introduction

The SEA Directive sets out the requirements to consider and assess “*reasonable alternatives*” in preparing plans and programmes. The ODPM SA Guidance stresses the importance of developing and refining options and assessing their effects. Further advice on the generation and appraisal of options is set out in Planning Advisory Service Guidance Local Development Frameworks – options generation and appraisal which states that “*First and foremost, the consideration of options is central to any rational decision making process.*” The guidance goes on to refer to the importance of in demonstrating options appraisal being at the heart of the ‘soundness’ of DPDs.

There are different levels of options which are relevant to the Island Plan CS DPD as reflected in the Planning Advisory Service SA Guidance. These are as follows:

Strategic options which cover the overall level and distribution of development on the Island. These are covered in Spatial Strategy policies of the Island Plan CS DPD and include the overall development strategy for the Island, locational strategies for the main development types e.g. housing and area based strategies;

Policy options for particular topics (e.g. flood risk, affordable housing). Core Policies in the Island Plan CS DPD are mainly concerned with individual topics and therefore policy options relate to different approaches to particular topics;

Strategic sites/areas for development in particular locations on the Island. Strategic sites and contingency growth areas are set out in Spatial Strategy area based policies and therefore options should be concerned with potential alternatives to sites/location put forward.

Options for the Island Plan CS DPD were identified gradually through the various stages of plan preparation outlined in Figure 2.1. This following section consider the options set out in the Plan in relation to the overall development strategy, spatial strategy policies (including strategic sites/locations) and core policies how they were determined and what the social, environmental and economic effects are considered to be. More detail including detailed matrices is provided in **Appendix C and D**.

A number of factors have influenced the Options. These are listed below.

Achievable and Realistic: the options selected are all capable of being incorporated into the planning system. Although planning influences a wide range of issues it is not comprehensive, and options such as changing land management practices to enhance biodiversity have not been considered as they are

not easily achieved through the planning system. Options were also only considered if they were thought to be realistic and feasible.

Higher level plans and strategies: Some options have been precluded from consideration as a result of higher level plans and strategies. For example it has not been possible to consider accommodating a lower level of housing on the Island, as this has already been predetermined at a national, regional and county level. These higher level plans have been subject to their own Sustainability Appraisal processes, i.e. the South East Plan.

Consultation with Planning Policy Officers: The Island's Officers have a good technical understanding of the different issues facing specific policy areas, as well as what is and is not likely to be achievable in planning terms.

Responses to Consultation: A significant number of responses were received relating to a variety of issues across the Island. These were all given consideration when developing the Core Strategy Options Consultation Document and subsequently the Submission Core Strategy. This has informed the iterative process developing options and policies.

Evidence base: A large number of studies have been carried out in support of the Island Plan CS DPD and where relevant these have been used to inform the identification of options.

Examining alternatives ensures that the Core Strategy's likely significant sustainability effects are addressed and minimised during the preparation of the plan. It also helps in explaining to decision-makers and consultees why certain policy option for spatial development (and not others) are being put forward.

4.3 Summary of Options Appraisal

4.3.1 Overall Levels of Development

With regard to the overall levels of development this was considered in the Sustainability Appraisal of the South East Plan and some further detail is provided in **Appendix C**.

4.3.2 Overall Spatial Development Strategy

The overall principle of where development will be focused on the Island is reflected in the broad spatial development strategy. This represents the highest level of decision making at the local level regarding the strategy for the Island Plan. During the previous withdrawn Core Strategy this was considered in detail. Six different spatial options were presented within the original Issues and Options (Isle of Wight Council, September 2005). The options were presented to stimulate discussion and gain

opinion regarding peoples' preferred option/s. The options were appraised as part of the original SA on the withdrawn Core Strategy DPD in 2006.

A key part of the Core Strategy SA is to appraise the overall spatial strategy options for development. A substantial amount of work was undertaken on this subject during the previous withdrawn CS. Much of that work is still relevant, however there is a need to carry out a review to ensure that the SA is updated and now reflects the current SA framework.

The six different options were presented within the Issues and Options document. Each option was required to support the economic regeneration of the Island, however, the type and main locations of regeneration would differ between the options. A summary of the Options is provided below and the appraisal is detailed in **Appendix D: Spatial Strategy Development Options Appraisal**.

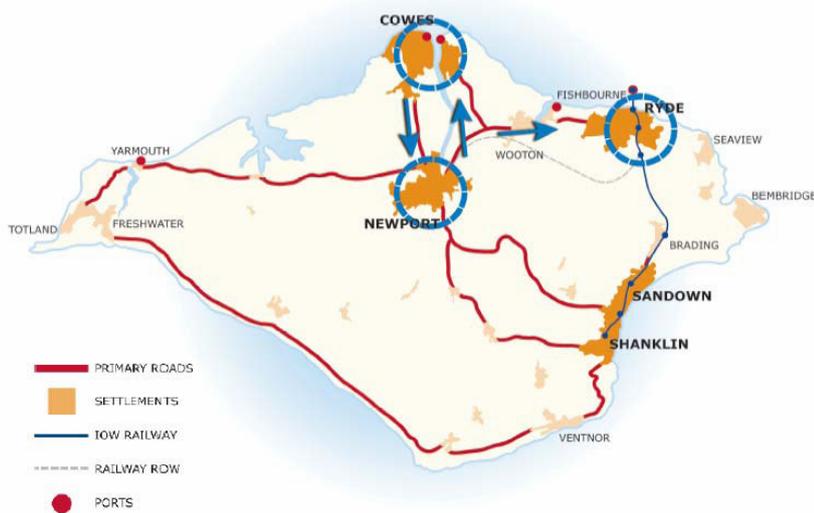
Option 1: Unitary Development Plan Led - Continuation of Existing Strategy - continues the Island's current development strategy (UDP) and focuses regeneration mainly within Newport and Cowes, with some development (approx. 15%) directed towards Ryde;



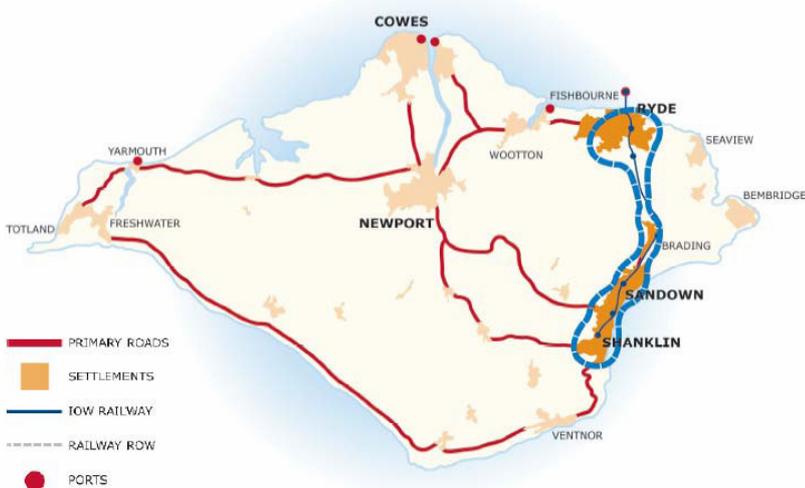
Option 2: Regeneration Focused on the Medina Valley - focuses development within the Medina Valley, and in Newport, Cowes and East Cowes;



Option 3: Regeneration Focused on the North-East Triangle - focuses development on Newport, Cowes and Ryde in approximately equal measure and draws upon the strength of the existing connections between the towns and to the mainland across the Solent;



Option 4: Regeneration Focused on East Wight - focuses regeneration along the Isle of Wight Railway which connects Ryde with Sandown and Shanklin. Lesser allocations of housing and employment land would go to Cowes and Newport;



Option 5: Linked Regeneration Options - directs development to all of the major settlements on the Isle of Wight: Newport, Cowes, Ryde, Sandown and Shanklin, Totland, Freshwater and Yarmouth;



Option 6: Dispersed Regeneration Options - proposes to disperse regeneration and development throughout the whole Island, distributing investment between most of the Island's towns and villages.



Summary of SA of Development Strategy Options

A summary of the SA of the development strategy options is provided below. More detail is provided in **Appendix D**. Table 4.1 illustrates the scores symbols used in the assessment and their description and these are also used in other parts of the SA process.

Table 4.1 Assessment Scores

Score	Description	Symbol
Major Positive Impact	The proposed policy contributes significantly to the achievement of the objective	++
Minor Positive Impact	The proposed policy contributes to the achievements of the objective but not significantly	+
Neutral	The proposed policy does not have any effect on the achievements of the objective	0
Minor Negative Impact	The proposed policy detracts from the achievement of the objective but not significantly	-
Major Negative Impact	The proposed policy detracts significantly from the achievement of the objective	--
No Relationship	There is no clear relationship between the proposed policy and the achievement of the objective or the relationship is negligible	~
Uncertain	The proposed policy has an uncertain relationship to the objective or the relationship is dependant on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made	?

Table 4.2 Summary of appraisal of Spatial Development Options

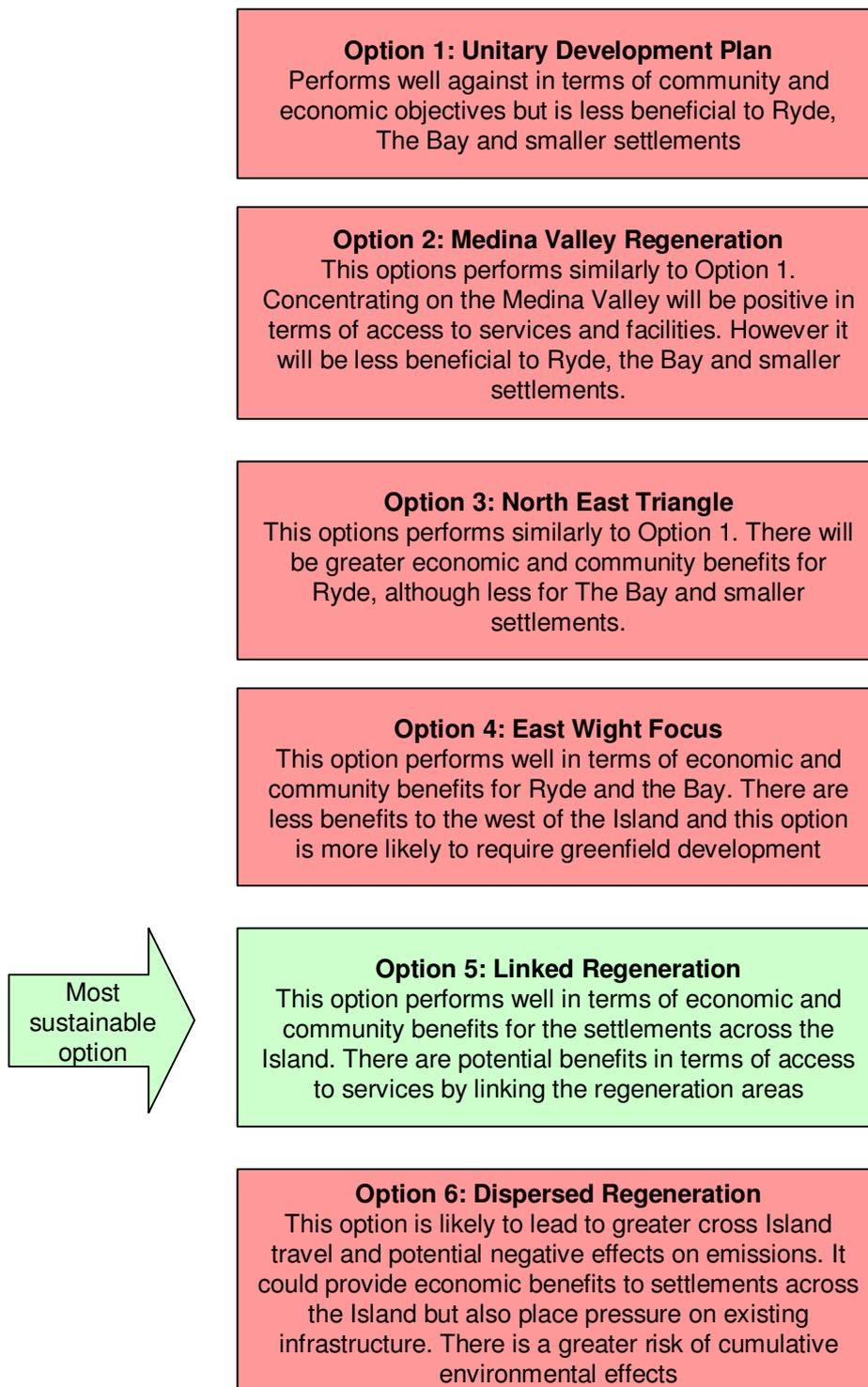
	SEA Objectives	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
O1	Air Quality	+ / ?	+ / ?	+	+	+	-
O2	Coast	?	?	?	- / ?	?	- / ?
O3	Water	- / ?	- / ?	- / ?	- / ?	- / ?	- / ?
O4	Landscape	- / ?	- / ?	- / ?	- / ?	- / ?	- / ?
O5	Biodiversity	- / ?	- / ?	- / ?	- / ?	- / ?	- / ?
O6	Soil, geology and land use	+ / -	+	+	-	+ / ?	+ / ?
O7	Waste	-	-	-	-	-	- / ?
O8	Climate Change Mitigation	+ / ?	+ / ?	+	+	+	-
O9	Climate Change Adaptation	- / ?	- / ?	- / ?	- / ?	- / ?	+ / ?
O10	Culture and local distinctiveness	?	?	?	?	?	?
O11	Population	+	+	+	+	+	+
O12	Crime & Safety	?	?	?	?	?	?
O13	Health	+	+	+ / ?	+ / ?	?	?
O14	Social Inclusion	+ / ?	+ / ?	+ / ?	+ / ?	+ / ?	+ / ?
O15	Education	?	?	?	?	?	?
O16	Access	+	+	+ / ?	?	++	- / ?
O17	Material Assets	++	++	++	++	++	+
O18	Employment	+	+	+	+	+	+
O19	Investment in Business	+ / -	+ / -	+ / -	+ / -	++	+
O20	Economic Performance	+	+	+	+	++	++

For all the options there are potential negative effects arising from the effects of additional growth and development. These include effects on natural resources in terms of water resource demand (objective 3) and waste generation (objective 7). Given the extent of important environmental assets across the Island there are also potential negative effects on landscape and historic environment (objective 4) and

biodiversity (objective 5). In terms of climate change adaptation (objective 9) there are potential negative effects particularly as the Strategic Flood Risk Assessment has identified flood risk issues in and around many of the settlements. Option 6 may be an exception as development is more dispersed to settlements which have less flood risk issues.

In terms of the overall performance of the spatial options, this is summarised in the diagram below. Option 5 is the best performing option as it links regeneration across all the main settlements on the Island therefore offering the greatest community and economic benefits. By concentrating development it also helps limit emissions to air from transport and greenhouse gas emissions. The option also scores more positively in relation to the economic objectives as it supports more diverse sectors of the economy whilst also supporting the key growth sectors of manufacturing and distribution in Newport and Cowes.

Figure 4.2 Summary of SA of spatial strategy options



The SA of spatial strategy options also resulted in a number of mitigation measures being put forward in respect of each of the options. A brief summary of these is provided below with more detail in **Appendix D**.

Provide public transport and cycling and walking facilities (such as segregated routes), and traffic management measures to minimise congestion within Newport, Cowes and Ryde;

Maximise use of brownfield land. Ensure developments are of such a scale as to enable the provision of necessary infrastructure for the development; coordinated measures such as neighbourhood composting and CHP, and a mix of housing to meet the needs of the population; and

Locate development with respect to areas at risk from flooding especially in Newport, Cowes, Ryde, Sandown and Shanklin; nature conservation areas including international nature conservation sites; groundwater protection zones near Newport, Sandown and Shanklin; coastal areas and areas at risk from instability; the setting of the AONB and sites important for their heritage value.

4.3.3 How Environmental, Social, and Economic Issues were considered in Choosing the Preferred Development Strategy

The SA of the options in the original Core Strategy, together with feedback from consultation has been used to inform the decision making regarding the submission option. The approach put forward in the Issues and options consultation in January 2008 was broadly based on Option 5. The review of the SA of the spatial options has come to the view that Option 5 is the best performing option for the reasons described above.

Following the consultation the Council considered that the approach could be improved by reflecting the fact that all the settlements differ in scale and ability to sustain growth. As a result the Options Consultation Document in 2008 a hierarchy was set out with the focus for most growth being on Newport, Cowes, Ryde and the Bay. The remaining settlements were divided into two tiers based on a sustainability ranking process undertaken by the Council. Those settlements with a good range of services and facilities were considered suitable to accept some growth whilst others with more limited access were considered unsuitable for growth.

The SA of this approach in the Options Consultation Document concluded that it was broadly consistent with sustainability objectives. Further consultation however indicated that there was concern that the way the strategy addressed rural areas was too simplistic. As a result the Submission Policy SS2 identifies rural service centres which provide a range of services and facilities sometimes for outlying areas. These should be the centres for development in the rural areas.

4.4 Spatial Strategy Policies

The choice of overall development strategy for the Island Plan CS DPD sets the framework for the Spatial Strategy policies. The Spatial Strategy policies of the plan are a more detailed expression of the overall spatial strategy. SS1 and SS2 provide the overarching framework.

In terms of Strategic Options these are therefore largely based around potential alternative locations or sites for development as set out in the policies. This section therefore considers the work carried out to generate and appraise alternative strategic locations/sites contained within the area based policies SS3, SS4 and SS5.

PPS12: Spatial Planning sets out that Planning Authorities can include sites of a significant scale as strategic sites.

Strategic site/location options have been developed during the preparation of the Island Plan CS DPD. The sections below explain the process of identifying options which is broadly divided into two areas;

- Strategic sites for housing and employment as set out in Spatial Strategy policies SS3 – SS5 to deliver the required growth requirements in the Island Plan;

- Strategic options for contingency housing growth areas as set out in policies SS3 – SS5.

4.5 How Options were Identified

The approach to identifying strategic sites for housing and employment sites is based on the overall development strategy which seeks to prioritise the use of previously developed land and focus development on the key regeneration areas of Newport, Cowes, Ryde and the Bay Area

4.5.1 Strategic Housing Sites

. In the CS Options Consultation document no specific sites or locations were identified for the key regeneration areas with the presumption that these would be set out in a Sites Allocations DPD. The Council took the view that there may be a need for contingency Greenfield sites to be released in the event that there was a shortfall in housing delivery from other sites. Two basic options were put forward; Option 1: New Settlement and Option 2: Urban Extensions. Five potential urban extension locations were identified in the CS Options Consultation.

The interim SA undertaken at this time (See **Appendix D**) concluded that the new settlement was likely to be a less sustainable option than urban extensions. This was on the basis of potential conflict with the overall locational strategy for the Island and potential conflict with environmental objectives. There was not, however, sufficient information available at the time to carry out an SA of the potential urban extension areas.

In the Submission Island Plan CS DPD there are a number of specific housing and employment sites now identified in Policy SS3 :Medina Valley, Policy SS4: Ryde, Policy SS5: Bay Area. In addition Policy SS7: Employment Development refers to bringing forward existing allocations which is understood to refer to existing allocated sites in the Unitary Development Plan. The sites put forward can be grouped into three categories:

Sites with planning permission;

Strategic housing and employment allocations;

Contingency housing growth areas.

Further detail regarding the SA of the Strategic sites and contingency areas is given in **Appendix E** and is also summarised below.

Sites with Planning Permission

In terms of the sites which have already secured planning permission these are included because they are considered important to delivery of the Island's housing requirement. Reaffirming these existing permitted sites is helpful in demonstrating the ability to delivering housing requirements and hence meet social and economic objectives. There is, however, little to be gained from carrying out an SA of these sites. The purpose of an SA of strategic sites is to assess the relative merits of proposed sites and any alternatives against sustainability objectives and to identify mitigation measures which could be applied to improve those options. As the sites already have planning permission then the outcome of any SA is unlikely to have any influence on the choice of site or the nature of the development and is of little value. No appraisal of these sites has therefore been carried out.

Housing Sites and Contingency Growth Areas

In the CS Submission document there are only two strategic housing allocations identified which do not already have planning permission namely; Pan and Worsley Road in Newport under Policy SS3. Both are urban extensions and existing allocations within the Unitary Development Plan.

The SA has considered these two allocations in light of the alternative urban extension areas described below.

The process by which strategic housing sites and contingency growth areas have been selected is described in detail in the Housing Background Paper. The primary source of information for assessing and discounting options has been the Strategic Housing Land Availability Assessment (SHLAA).

In terms of housing contingency sites a filtering exercise was carried out and a series of sieves were applied which are described in the Housing Background Paper. This was based on the following criteria:

Deliverability (e.g. land ownership, access);
Exclusionary criteria (e.g. European Sites);
Discretionary criteria (e.g. local designations);
Sustainability issues (PPS1);
Compliance with the overall spatial strategy;
Accessibility.

The evidence provided in the Housing Background paper provides an explanation of other options which were considered and ultimately rejected. As part of the SA process the detailed criteria used in the assessment of sites has been tested to check it complies with the SA objectives. This is set out in **Appendix E**.

The process described above resulted in the five contingency areas described in the Options Consultation Document. Entec have carried out an appraisal of the preferred sites and 5 contingency areas and locations and this is reported in **Appendix E** and summarised in Section 5.

4.5.2 Strategic Employment Sites

The process for selecting strategic sites for employment is set out in Employment background paper.

The SHLAA process, although mainly aimed assessing housing land availability offered the opportunity for landowners/developers to put forward sites considered suitable for employment. In addition a number of sites allocated in the Unitary Development Plan have not yet been developed. These were subject to a review in respect of their deliverability through the Employment Needs Study 2008. Further potential employment growth areas were also considered as Employment Needs Study.

The Employment Needs Study concluded that all but three of the previous UDP allocations were in relatively good condition and capable of delivery. The Study highlighted the need to identify further employment land to meet needs on the western side of the Medina Valley and at Ryde; also at Sandown/Shanklin and Freshwater (if existing allocations do not come forward). 9 potential areas of searches were identified as part of this process.

The potential employment sites were assessed against the criteria used for the assessment were the same as those for housing described above.

Entec have carried out an appraisal of the preferred sites and this is reported in **Appendix E** and summarised in Section 5.

4.6 **Core Policy Options**

Table 4.3 provides a summary of the Core Policy Options which have been generated and appraised as part of the SA.

Table 4.3 Summary of Core Policy Options

Relevant Core Strategy Objectives	Submission CS Policy	Options Consultation Policy No.	Options Considered At CS Options Consultation Additional Post CS Options Consultation	Assumptions and reason for scoping out other options
6. To ensure that housing is provided to meet the needs of Island residents.	CP1 General Criteria for Housing Development – sets out criteria to be met in delivering housing development	CP5	This policy listed a number of criteria for high-quality design in new developments to supplement a sequential approach to development, with a preference for previously developed land (PDL). No other options were considered	No other reasonable strategic options identified which would reflect overall development strategy
6. To ensure that housing is provided to meet the needs of Island residents.	CP2 Balanced Mix of Housing – covers meeting housing needs and local market across the Island	CP6	Option 1 Using dwelling sizes and mixes from the Strategic Housing Market Assessment (SHMA) with an average Island wide figure for larger developments Option 2. Use some other dwelling mix Option 3. Using dwelling sizes and mixes from the (SHMA) but according to relevant needs and circumstances of particular areas	Strategic Housing Market Assessment (SHMA) 2008 used to inform options.
6. To ensure that housing is provided to meet the needs of Island residents.	CP3 – Gypsies and Travellers – sets out provision and criteria for gypsy and traveller accommodation	CP7	Option 1 A criteria based policy that would set criteria which the Council would need to identify and allocate sites for gypsy and traveller accommodation in the Island Option 2 Policy based on relying on Circular 01/2006 criteria alone. In both cases sites would be allocated through a Site Allocations DPD	David Couttie and Associates Gypsy and Traveller Accommodation Study 2006 used to inform options.
6. To ensure that housing is provided to meet the needs of Island residents.	CP4 Affordable Housing – sets out criteria covering how affordable housing will be delivered in housing schemes including via contributions	CP8	Option 1 Sets an affordable housing target of 40% of dwellings from eligible sites (above a threshold size) to be provided as affordable housing. Option 2 Continue to use existing requirement in the current SPG of 30% of dwellings to be affordable. Option 3 Use the national indicative threshold in urban areas and a lower threshold of 10 units in rural areas. Option 4 A two tier approach of threshold and tariff. This involved a 35% affordable provision for developments > 9 units in rural areas and > 14 units in urban areas. For developments below these thresholds affordable housing would be provided in the form of contributions.	SHMA, Housing Needs Survey 2006, Housing Strategy 2007-2012 used to inform development of options.

Relevant Core Strategy Objectives	Submission CS Policy	Options Consultation Policy No.	Options Considered At CS Options Consultation Additional Post CS Options Consultation	Assumptions and reason for scoping out other options
8. To ensure public, private and community sectors focus on implementation.	CP5 Meeting Community Needs – addresses provision of cultural, community and educational and leisure facilities	CP10	<p>A single option put forward based on;</p> <ul style="list-style-type: none"> - encouraging the development of new cultural, educational and leisure facilities. - Resisting the loss of existing facilities - Financial contribution would be expected from developers towards the management and maintenance facilities. - strategic recreational open spaces would be proposed in the Site Allocations DPD, whilst existing open spaces and green corridors are protected. 	No other reasonable strategic options identified which would reflect overall development strategy.
2. To ensure that all development supports the principles of sustainable development.	CP6 Sustainable Development – sets out key sustainable development criteria which should apply to all development measures to reduce the consumption of natural resources and to help deliver targets for reducing carbon emissions.	CP1	<p>Option 1. Apply same Code for Sustainable Homes/BREEAM standards to all developments</p> <p>Option 2. Apply lower CSH/BREEAM standards to smaller developments compared to major ones in the run-up to 2016.</p>	No other reasonable strategic options identified which would reflect overall development strategy and national/regional policy
3. To protect, conserve and enhance the Island's built, historic and natural environments.	CP7 Landscape, Biodiversity and Geodiversity – sets out the various ways the Council intend to promote and conserve the landscape, biodiversity & geological interests on the Island.	CP2	A single policy option which sets out that the Council will conserve, enhance and promote the biodiversity and geological interests and pays particular reference to international, national and local designations.	No other reasonable strategic options identified which would reflect overall development strategy and national/regional policy.
3. To protect, conserve and enhance the Island's built, historic and natural environments.	CP8 Built and Historic Environment – Sets out council approach to the built and historic environment including archaeology, conservation areas, listed buildings and other designations.	CP4	<p>The policy seeks to apply national planning and planning policies within the Regional Spatial Strategy that relate to landscape character, historic and built environment. It provides for consideration of various historic and landscape designations.</p> <p>No other options put forward</p> <p>NB. Policy CP4 in the CS Options Consultation also covered landscape character however this is now addressed in CP7</p>	No other reasonable strategic options identified which would reflect overall development strategy and national/regional policy.

Relevant Core Strategy Objectives	Submission CS Policy	Options Consultation Policy No.	Options Considered At CS Options Consultation Additional Post CS Options Consultation	Assumptions and reason for scoping out other options
2. To ensure that all development supports the principles of sustainable development.	CP9 Flood Risk – sets out the Council’s approach to development and flood risk also considering coastal protection.	CP3	<p>Option 1. Would only permit development in Flood Zone 1.</p> <p>Option 2. Seek to encourage development as a way of managing flood risk. This involved a more flexible approach by encouraging all developments to contribute to flood risk management.</p> <p>Option 3. Allow some less vulnerable uses to locate in areas with some risk of flooding, with residential development still only to be located in lower risk zones.</p> <p>Option 4. In line with the Government’s approach as set out in PPS25. This involved applying a sequential approach to development and flood risk, with the ideal of safe development at its core.</p>	Strategic Flood Risk Assessment 2007 used to inform development of options.
7. To reduce the need to travel and improve accessibility through the Island and accommodate development which minimise the need to travel.	CP10 Sustainable Travel – sets out to promote sustainable transport networks on the Island, promoting public transport & supporting the Local Transport Plan.	CP9	<p>The policy proposed set out that new development on the Island will be required to ensure that appropriate provision is made for the transport needs it creates. The policy supports the expansion of travel choice through improved public transport, walking and cycling opportunities.</p> <p>No other options were put forward</p>	<p>No other reasonable strategic options identified which would reflect overall development strategy and national/regional policy.</p> <p>Local Transport Plan used to inform the policy content</p>
1. To support sustainable and thriving communities that enable people to enjoy quality of life without compromising the quality of environment.	CP11 Green Infrastructure – states the council’s aim of enhancing the GI network and linking it to walking & cycle routes.	CP11	Only one option was put forward which stated that the Council would identify, establish and promote sites which will establish a multifunctional green infrastructure (GI) network on the Island to provide a high quality environment providing social, environmental and economic benefits to the public.	No other reasonable strategic options identified which would reflect overall development strategy and national/regional policy.
2. To ensure that all development supports the principles of sustainable development.	CP12 Water Resources – sets out the Council’s aims for maintain & improve river & groundwater quality.	CP13	In the CS Options Consultation document a single option was put forward as part of the policy titled ‘natural resources, resource efficiency and renewables’ and provided separate policy for each of the 3 topics.	No other reasonable strategic options identified which would reflect overall development strategy and national/regional policy.

Relevant Core Strategy Objectives	Submission CS Policy	Options Consultation Policy No.	Options Considered At CS Options Consultation Additional Post CS Options Consultation	Assumptions and reason for scoping out other options
2. To ensure that all development supports the principles of sustainable development.	CP13 Resource Efficiency and Renewables – On site generation – The Council will use targets and policy from the SE Plan to encourage energy efficiency & increase installation of renewable schemes.	CP13	<p>Option 1 Emerging RSS approach which requires new developments (over 10 dwellings) and commercial schemes (over 1000m2) to provide at least 10% of the developments energy demand from on-site renewable sources.</p> <p>Option 2 Requires all developments and commercial schemes over 500m2 to incorporate on-site renewable technologies, but without setting a specific target (the initial preferred policy approach).</p>	In the absence of evidence on this topic it is considered that the two options put forward represent the most appropriate alternatives.
2. To ensure that all development supports the principles of sustainable development.	CP13 Resource Efficiency and Renewables – Renewable energy schemes - The Council will use targets and policy from the SE Plan to encourage energy efficiency & increase installation of renewable schemes.	CP13	<p>Option 1. An Area of Search based policy for wind farms - which would be based on investigating further those areas identified in the URS report as suitable or suitable with restrictions. A general criteria base policy for other renewables.</p> <p>Option 2. An Area of Search based policy for wind farms - which gives priority to those areas identified as suitable by URS. A general criteria based policy for other renewables</p> <p>Option 3. General criteria based policy for all renewables as suggested in CP12.</p>	Options have been informed by Wind Farm Site Search Assessment September 2008
2. To ensure that all development supports the principles of sustainable development.	CP14 Minerals – sets out conditions on the development of mineral sites. Sites will be safeguarded as outlined in the SE Plan.	CP15	Only one option for this policy was proposed by the Isle of Wight Council. This option stated that mineral sites would be safeguarded through Mineral Safeguarding Areas, promote mineral use minimisation and reuse and recycle minerals and their associated waste products. Locational criteria for identify sites are provided.	No other reasonable strategic options identified which would reflect overall development strategy and national/regional policy.
2. To ensure that all development supports the principles of sustainable development.	CP15 Waste – aims to shift waste management techniques up the waste hierarchy and expects new development to maximise waste minimisation.	CP14	Only one option for this policy was proposed by the Isle of Wight Council. This option proposed that the Island will make provision for the number of waste management facilities; methods for reducing waste generated and diverting waste from landfill will be identified in the Minerals and Waste DPD. The option set out that all new development will be expected to maximise its contribution to waste minimisation and provide facilities for waste recycling.	No other reasonable strategic options identified which would reflect overall development strategy and national/regional policy.
8. To ensure public, private and community sectors focus on implementation.	CP16 Infrastructure Tariff and Developer Contributions – sets out how developer contributions will be collected & what form they will be.	CP16	<p>In the CS Options Consultation document 3 options were put forward as follows:</p> <p>Option 1 A strategic tariff set out through SPD</p> <p>Option 2 Site specific contributions negotiated on a case by case basis.</p> <p>Option 3 Standard charge for different types of development, with the ability for contributions to be pooled towards strategic infrastructure.</p>	The options put forward represent a reasonable selection of alternatives in light of national policy.

4.7 Options Appraisal Summary

A summary of the effects of the CS Options on SA objectives is set out below. More detail is set out in **Appendix D and E**. This section contains options appraisal outcomes from both the Options Consultation SA stage (reported in **Appendix D**) and also any subsequent appraisal of additional options carried during the preparation of the Submission document (see **Appendix E**).

The summary lists the mitigation measures recommended after the appraisal of the options. Also shown is the response to these recommendations in the first draft of the Isle of Wight CS Submission policies. Further appraisal of these policies was then carried out and this is reported in Section 5.

4.7.1 CP1 General Criteria for Housing Development

The SA of the Options Consultation policy found that the policy had a number of positive effects. It did however overlap with the sustainable development policy in part although it is not comprehensive in covering all sustainable development topics. A number of the criteria listed were relevant to non-residential development as well and it seemed more appropriate to remove these criteria and ensure they are covered in the Sustainable Development policy. By limiting low cost market housing to blocks of no more than six units this could reduce the amount of affordable housing provided, as sometimes it is more appropriate to provide these in larger numbers. Policy could be made more flexible around this issue.

No other potential options were identified.

Recommendation – Policy wording should be re-considered to avoid overlap with Sustainable Development policy.

Agreed Mitigation - Policy was re-worded to avoid overlap with Sustainable Development policy.

4.7.2 CP2 Balanced mix of Housing

The SA of the Options Consultation policy options resulted in many of the effects being uncertain as there was insufficient information explaining the rationale for the policy. Option 2 was too vague to be appraised.

Entec considered that if the approach set out in option 1 is to provide the existing balance of housing mix in all large developments regardless of location across the Island, then this might not reflect the needs of individual areas as set out in the Strategic Housing Market Assessment. This could lead to negative effects on sustainability objectives relating to developing a balanced population structure on

the Island, improving health and well being, reducing poverty and stimulating economic revival in regeneration areas.

As a result, on the basis of the information provided at the CS Options stage in the policy and supporting text, Entec was not convinced that Option 1 presented the best option for delivering sustainable development. Option 2 was too vague to be appraised and Entec considered that there may be benefit in setting out alternative option(s) which provide more specific approaches. This could include for example, providing an option which sets out a more specific and targeted approach to the mix of housing in local areas. Entec considered this would help in assessing the relative sustainability benefits of the different options which could be adopted and may lead to a more informed approach to the Preferred Option.

Recommendation – In the absence of greater detail and explanation there are considered to be potential negative or uncertain effects of this policy on sustainability objectives. Entec was not convinced that Option 1 provides the best approach in terms of sustainable development and would recommend that the options are re-considered and a range of specific alternatives put forward for further appraisal.

Agreed Mitigation – an alternative option has been put forward as the Council's Submission policy which is based on negotiating housing mix according to housing needs and the SHMA.

4.7.3 CP3 Gypsies and Travellers

The initial SA of the Options Consultation policy indicated that there are a number of uncertainties regarding the effects of these options. Option 1 seems to offer more positive benefits than Option 2 by virtue of listed criteria in policy providing a framework for allocations – positive for environmental and social objectives. Option 2 was considered likely to be less positive as it is based on a set of national rather than local criteria and therefore is less likely to reflect local circumstances.

Recommendation – Option 1 performs better in terms of social economic and environmental objectives, although there are a number of uncertain effects.

Agreed Mitigation – Option 1 was taken forward as the Council's preferred approach in the Submission CS.

4.7.4 CP4 Locally Affordable Housing

The initial SA results for the Options Consultation policy options were:

Option 1 – This is a blanket policy which may have some positive social benefits but impact on economic viability could be negative.

Option 2 – This is likely to have the least impact on economic viability but could have potentially negative effects on social objectives.

Option 3 – This has limited flexibility, but does have an evidence base.

Option 4 – This option is the most flexible and locally responsive and has the best balance of positive impacts on social and economic objectives. Option 4 is considered to perform best against the sustainable development objectives.

Recommendation – Option 4 is the best option in terms of social, economic and environmental objectives.

Agreed Mitigation – Option 4 was taken forward as the Council's preferred approach in the Submission CS.

4.7.5 CP5 Meeting Community Needs

Overall for the initial SA of the Options Consultation this policy scores positively with regards to social objectives. It aims to provide new educational, cultural and leisure facilities and protect those that are already existing. The effects on the environmental objectives are mostly uncertain. However, there may be some indirect positive effects. The effects on the economic objectives are likely to be positive on the investment and business objective as it seeks to stimulate the economy in the key regeneration areas.

Recommendation - Although the aspirations of this policy are clearly positive some clarification as to how this policy would be implemented and enforced would be helpful.

Agreed Mitigation – Amendments were made to the policy and supporting text to improve reference to how the policy would be implemented

4.7.6 CP6 Sustainable Development

Initial SA of the Options Consultation policy found that overall this policy was generally positive. Scores against all of the environmental objectives could be improved by ensuring the policy 'improves' as opposed to only 'preventing harm'. On such an overarching policy covering sustainable development, in general, it was recommended that the policy should positively address most of the topics covered by the SA objectives. Some improvements in the scoring of the policy could be made by including other criteria for example relating to coastal protection, contaminated land and protection of geological features. Entec also recommended that the waste criterion be amended so that there are separate criteria for construction waste and for waste produced during the life of the building/development.

As regards the Code for Sustainable Homes options, Option 1 sets a higher level of requirement and it is likely to have more positive effects with regards objectives relating to greenhouse gas emission, biodiversity, water quality, air quality, waste, water and health. The Department of Communities and Local Government's (DCLG) final report on the 'Cost Analysis of the Code for Sustainable Homes' (July 2008) shows that the costs of achieving the higher code levels can vary quite substantially as a result of dwelling type, development type and site characteristics (e.g. ecological value and flood risk). This could have a potential negative impact on economic objectives.

Lowest costs are typically seen for those developments where there is potential to use site wide carbon saving technologies (e.g. Combined Heat and Power systems), these are typically sites with relatively high numbers and densities of development which is less likely on the Isle of Wight given the scale of development proposed. In the absence of medium/large scale wind solutions it is necessary to make extensive use of microgeneration technologies (e.g. PV) to achieve the standards required at level 6.

The economic impacts are likely to be more favourable in the medium to long term due to greater innovation and new technologies, improved potential to use CHP reduction in costs of materials following more widespread adoption is expected that costs of compliance will fall over time and that by 2016 they could have reduced by between 16 and 25 per cent depending on Code level.

Option 2 requires only major development to achieve the levels suggested in Option 1. All other development would be required to meet lower levels within each of the timeframes set out. Level 6 would eventually be reached.

Option 2 may have a less positive impact upon the environmental objectives than Option 1, given the lower level requirement for smaller development. In the short term economic impacts are likely to be potentially more positive given the costs required to meet Level 6, however in the medium-long term there is little difference between Option 1 and 2 and the effects are likely to be similar.

Recommendation – Modify policy to reflect wider range of sustainability topics and frame criteria more positively.

Agreed Mitigation – Amendments have been made to the policy to reflect comments made in the SA. Option 2 was taken forward as the Council's preferred approach.

4.7.7 CP7 Landscape, Biodiversity and Geodiversity

Following a number of changes to the CS Options Consultation during its development the policy performed positively against the range of environmental objectives including those which focus on biodiversity and landscape and cultural heritage protection. There are also a number of indirect benefits of a robust framework for environmental protection notable on improving health and well

being, protection of soil and efficient land use, protecting local culture and enhancing civic pride and on water quality. Overall in the case of economic impacts the policy provides a balance between protecting the environment and allowing for development. There are also secondary benefits to tourism. There is one area of slight uncertainty with regard to the policy which relates clause 8 which refers to environmental assessment. It is not clear to us why this clause refers only to environmental assessment in the context of biodiversity and not landscape and geodiversity which the policy also covers.

Recommendation – Following the amendments made to the initial policy the draft now proposed has a number of positive effects on sustainability objectives.

Agreed Mitigation - Overall, the policy in the submission document remains the same but places greater emphasis on mitigation and encourages environmental assessments to assess impacts on landscape, biodiversity and geodiversity, including sites of international and national importance.

Point number 1 should be amended to read:

'Protection of European and Ramsar Sites. Where a project/plan is likely to have a significant effect on one or more European/ Ramsar sites, it will be subject to an Appropriate Assessment, which will assess the project/plan alone and in combination with other projects/plans. Wherever possible mitigation measures will be adopted to avoid an adverse effect on the integrity of the sites.'

Or

'Protection of European and Ramsar Sites. Wherever possible mitigation measures will be adopted to avoid an adverse effect on the integrity of the sites.'

With supporting text in Section 7.10 to include:

'In particular, any plan or project not directly connected with the management of European/ Ramsar Sites but likely to have a significant effect on the integrity of such sites, will require an Appropriate Assessment at the project stage to assess the project/ plan alone and in combination with other plans/ projects.'

4.7.8 CP8 Built and Historic Environment

The initial SA of the Options Consultation policy which covered this topic (CP4) found that the policy was generally positive but has some uncertain effects. The policy could be strengthened to improve scores. The wording may not result in clear positive effects as requiring things to 'be reflected in development' is difficult to apply and enforce.

Recommendation – Policy contributes positively to sustainable development but could be strengthened to improve its implementation.

Agreed Mitigation – Policy wording was strengthened in response to the SA comments. The scope of the Submission CS document policy has been narrowed so that it now covers the built and historic environment only and landscape character is covered in CP7.

4.7.9 CP9 – Flood Risk

The initial SA for the CS Options Consultation policy options was generally positive, especially against SA objective 9. Although Option 1 would seem to be the most beneficial in terms of minimising the risk to people and property from flooding (which is often related to climate change), this option is the least flexible and likely to cause problems for the economy and may not be realistic. Option 3 is slightly more realistic by allowing less vulnerable uses to be located in flood risk areas although it performs less well against the climate change adaptation objective. Option 4 is considered to be the best option as it will be based on detailed data on flood risk for the Island and will be locationally specific. This will enable appropriate development to be located in flood risk areas, but will ensure that vulnerable uses are not at risk.

Option 2 is not considered to be a viable option as it is not in line with PPS25. Encouraging development to manage flood risk could be carried out as well as locating vulnerable new development away from flood risk areas.

Recommendation – Option 4 represents the best option in terms of economic, environmental and social benefits.

Agreed Mitigation – Option 4 was taken forward as the Council's preferred approach.

4.7.10 CP10 – Sustainable Travel

The policy appeared comprehensive and as a result performed relatively well against sustainable development objectives for the initial SA. Although the aspirations of this policy are clearly positive, some clarification as to how this policy would be implemented and enforced would be helpful.

Recommendation – The policy performs well in terms of sustainable development. Additional guidance on how it would be implemented and enforced would be beneficial.

Agreed Mitigation – The CS Submission Policy has been re-worded although it covers broadly the same issues and additional text has been added on development requirements.

4.7.11 CP11 – Green Infrastructure

Initial SA of the Options Consultation policy identified that overall the policy scores positively but there are some uncertainties against some of the SA objectives. The policy will have positive effects on the

natural environment and biodiversity and can also help improve health, and economic investment. More detail provided with this policy could help improve the scores so that more positive scores can be awarded.

Recommendation – More detail might improve sustainability benefits.

Agreed Mitigation – The CS Submission policy was re-worded with the addition of a clause protecting the gaps between settlements and more detail in the supporting text on policy requirements

4.7.12 Mitigation (Policy CP12 in Options Consultation)

The overall effects of this Options Consultation policy were positive. Initial appraisal of an early draft of this policy recommended that it could be made stronger by reference to seeking enhancements rather than just preventing harm and also to targeting compensation measures to meet the objectives of the designated area. It was considered that the policy now provides a better balance between ensuring that the environment is protected through appropriate mitigation and enabling development to take place.

Notwithstanding this, Entec consider that at this point the justification for this policy could be set out in more detail and as a result there may be further amendments which could be made to improve its performance against the sustainability objectives.

Recommendation – It is noted that the policy justification could be enhanced. More background detail will be required to effectively appraise the policy.

Agreed Mitigation – There is no longer a Core Policy on mitigation. Mitigation measures are now included in individual spatial strategy policies and other relevant Core Policies.

4.7.13 CP12 Water Resources

This policy was included as one part of Policy CP13 in the Options Consultation document. Policy CP13 was titled 'natural resources, resource efficiency and renewables' and provided separate policy for each of the 3 topics. The first part covered natural resources. The SA noted that whilst generally positive in respect of water resource management provisions it did not cover all natural resources.

Recommendation: the policy could be re-worded to make its focus clearer or appropriate cross references to other policies covering other natural resources added in.

Agreed Mitigation – This policy approach was taken forward by the council as its preferred approach although the wording has been changed and reference to potential types of water resource provision on the Island removed. The policy title was amended to refer to "Water Resources".

4.7.14 CP13 – Resource Efficiency and Renewables

This topic was originally part of the Policy CP13 in the Options Consultation document and included separate section on Energy Utilisation – Resource Efficiency and renewables.

At the Core Options Consultation stage this policy set out thresholds and a target for carbon dioxide emissions reduction. Entec had concerns that this policy was not sufficiently developed in respect of on-site renewable energy generation and recommended that further consideration was given to alternative options for the policy.

Recommendation: A range of options should be set out for reducing carbon dioxide emissions and subsequently appraised.

Agreed Mitigation – Policy CP13 in the Submission CS was drafted to cover both on-site renewable energy generation and also provision for stand alone renewable energy schemes.

Further Development of Options

As the policy covers two distinct topic areas these are considered separately below.

On Site Generation of Renewable Energy

Following on from the Options Consultation the initial Submission CS policy proposed similar thresholds and a case by case approach to agreeing targets. Entec considered that this would create a large number of uncertain effects as there was no evidence base to support its application. No other options were put forward at this stage.

As a result Entec it was agreed with Council officers to appraise two options in relation to on-site energy generation which are set out in Table 4.3.

Renewable Energy Developments

The second part of the policy addresses the development of renewable energy schemes on the island. In the Core Option consultation document the renewable policy (CP13 3) included general statements regarding renewables which were supported by several Area of Search based options in Policy SS11. At that time Entec felt that there was insufficient detail to appraise these locational options. Following on from the Core Strategy Options consultation the Council commissioned further research from URS and this was published in the Wind Farm Site Search Assessment September 2008.

The Submission CS policy approach shows a moves away from a locational approach towards a criteria based policy only which is included in Policy CP13.

However as part of the initial SA on the Submission CS Entec's view was that given the additional evidence in the Wind Farm Site Search Assessment there were other reasonable alternatives to the Council's criteria based policy which should be considered.

Entec therefore agreed with the Council that three options should be appraised and these are set out in Table 4.3.

Further Assessment of Social, Environmental and Economic Effects – Revised Options

On Site Generation

The SA of the policy options found that both had a number of uncertainties for environmental, social and economic objectives. As Option 1 sets a target for the amount of energy each development must secure it scored higher in relation to both air quality and climate change mitigation.

Without an evidence base to justify the approach put forward in Option 2 it is difficult to say that this approach is better for sustainability than that put forward in Option 1 which uses the targets set out in the RSS. Option 2 contains more uncertainties as the level of on site generation is to be negotiated on a case by case basis. Whilst there is merit in the flexibility of this approach it is not clear how this would work in practice and how the authority would judge what an appropriate level of generation might be. Any effects of this approach are therefore very uncertain at this point.

Whilst Option 1 scores more positively within the matrix, it is worth noting that given the nature of development on the Isle of Wight there are often many new developments built that contain less than 10 residential properties. If this were to continue there would be many new developments across the Island that incorporate any renewable energy technologies. Conversely Option 2 which requires all new developments to incorporate on-site renewables could be considered unviable and it is unclear what evidence base was used to derive this Option. It is not known whether there are any economic effects of setting lower thresholds.

Without an evidence base (as recommended in the climate change PPS) to support the approach of Option 2, it is not possible to state that this option was the best in terms of sustainability.

Recommendation: It is recommended that the Council undertakes an assessment of renewable energy potential which addresses the potential for renewable and low-carbon technologies, including micro-generation as recommended in the Climate Change PPS. Entec acknowledge that this would not need to cover community/commercial wind farms which have already been assessed.

Isle of Wight Submission CS policy response: An assessment will be carried out as part of the evidence to support an SPD on renewables.

Renewable Energy Developments

The conclusions are broadly that Option 1 is likely to perform more poorly against the environmental objectives, notably because a number of areas are in the AONB and at this stage there is potential for negative effects on landscape and biodiversity objectives. Option 3 performs best on environmental objectives because it directly links proposals to landscape sensitivity. However overall Option 1 may perform better against the climate change objective because it identifies Areas of Search and may offer the greatest potential to explore potential to reduce greenhouse gas emissions. Option 2 perhaps offers less potential because it focuses on a smaller no. of community scale schemes. The climate change effects of Option 3 are positive but with greater uncertainty as it would be more of a case by case approach.

In considering the sustainability performance of these options it is evident that there is careful balance which needs to be struck. Providing adequate opportunities to encourage appropriately located wind farm development which can contribute to climate change objectives needs to be balanced against protecting the landscape and environment in sensitive areas. Our overall view is Option 2 or Option 3 probably provide the best balance in achieving these sustainability objectives.

Recommendation: There are no specific recommendations in relation to this policy although clearly the Wind Farm Site Search Assessment report provides valuable information in applying this policy.

Option 3 is the approach put forward in the CS Submission Policy.

4.7.15 Policy CP14 Minerals

Following initial appraisal of an earlier draft of the Options Consultation policy Entec recommended that this policy be re-worded. The effects of the policy as re-worded above were then assessed as likely to be positive in that it is encouraging the recycling of aggregates, protecting existing resources and directing mineral extraction wherever away from designated sites. This should lead to positive effects on objectives relating to waste, material assets, landscape and biodiversity.

There were no mitigation recommendations for this policy.

Isle of Wight CS policy response: In the Submission CS the Core Policy has been re-worded no longer referring to sites being identified in the Core Strategy or to targets being set for recycled and secondary aggregates. This element has been moved to supporting; however it was not introduced as a consequence of SA recommendations.

In the CS Options Consultation document a further policy was put forward together with safeguarded mineral reserves identified in Policy SS11:Rural Resources. With regard to SS11 it was considered that insufficient information had been provided to enable a proper assessment of the effects. In the Submission CS the Core Policy has been re-worded no longer referring to sites being identified in the

Core Strategy or to targets being set for recycled and secondary aggregates. There are no safeguarded mineral reserves/strategic sites identified in the Core Strategy Submission document.

4.7.16 Policy CP15 – Waste Management

Following redrafting of the policy at the Options Consultation stage as a result of SA feedback on earlier drafts the approach set out was assessed as having have positive effects on a number of objectives notable those that relate to reducing waste, greenhouse gas emissions, efficient use of land and soil. Some effects were uncertain at this stage e.g. on air quality, water as the location of facilities is unknown at this stage. The Options Consultation SA concluded that the policy would benefit from further work on identifying and testing options once the outcome of the waste site assessment study being undertaken.

Recommendation – The policy was considered to have positive effects although Entec consider that further work identifying and testing options should be undertaken once the waste study is completed.

Isle of Wight Submission CS policy response: A waste sites assessment study is being undertaken which will inform waste planning policy on the Island however the results of this study are not yet available. The wording of the Submission CS policy has been revised to place greater emphasis on the provision of new facilities to meet the requirements to reduce landfill.

4.7.17 Policy CP16 – Contribution from Developments

The SA of the Options Consultation policy options concluded that much depends on how this policy is implemented, and recognised that further detail will be set out in an SPD. Option 3 seemed to be the most comprehensive and does identify what contributions might be used for so can show a positive link to objectives. Option 2 is a more piecemeal approach that is less likely to have positive effects overall.

Recommendation – Option 3 performs the best in terms of social, economic and environmental benefits.

Isle of Wight Submission CS policy response: The Submission CS Policy provides for the continued use of planning conditions and obligations to secure infrastructure. In the case of off site infrastructure a tariff system would be used until such time as the Community Infrastructure Levy is in force. Detailed tariff would be set out in an SPD

5. Summary of Plan Policy Appraisal

5.1 Introduction

Following the Options Consultation stage the Council began preparation of the Submission Core Strategy policies taking account of consultation responses and comments from the interim SA. The next stage of the SA was therefore to carry out an appraisal of the Submission CS policies. This assessment was a continuous process, with the policies being assessed as they started to emerge. In order to show how the sustainability appraisal of the core policies has taken place throughout the production of the Core Strategy documentation, a summary of the assessment findings of the Submission CS policies is set out in the below. In carrying out the SA of the Submission CS regard has also been given to relevant comments received as part of the Options Consultation process.

As a general comment not all of the SA objectives are directly addressed by every policy. To adequately cover such situation, all policies need to be read alongside the Core Policies against which all development will be assessed. As the Core Policies provide the framework for considering these topics the relationship between such objectives and policies where they are not directly mentioned in the policy is considered to be neutral.

The detailed assessment of the plan policies is set out in **Appendix E**.

5.1.1 Spatial Strategy Policies

The SA of Spatial Strategy policies includes an appraisal of the policies themselves set out in Table 5.1 below. In addition an appraisal has been undertaken on the strategic sites and contingency growth areas identified in policies SS3 – SS5 and this is summarised in section 5.1.2

Table 5.1 Summary of SA of Spatial Strategy Policies

Submission CS Policy	Options Consultation Policy No.	SA Summary Findings	Agreed Mitigation
Policy SS1 Spatial Strategy for the location of Residential Development	SS1	The overall approach adopted will have a positive effect on the majority of objectives. Including those relating to environmental protection and social and economic objectives. There are some scores which could be improved by adding appropriate references into the policy notably in respect of greenhouse gas emissions, resource use, climate change adaptation, community facilities, health and crime.	<p>Enhancing reference to greenhouse gas emissions, resource use, climate change adaptation, community facilities, health and crime would improve the performance of the policy.</p> <p>It was agreed that an appropriate change would be to alter the final sentence of the policy (before the bullets) to read “ ... <i>will be assessed against their contribution to SE Plan Policy CC1 and to delivering: ...</i>”</p> <p>It was also agreed that the reference to “<i>conservation of scarce resources</i>” in the policy was no longer needed in light of the above change.</p>
Policy SS2 Locational Strategy	SS2	The SA of the policy was generally positive but there are a number of uncertainties. By concentrating new development in and around key regeneration areas and giving priority to brownfield sites it is considered that this will help maintain the countryside, avoiding designated areas, and ensuring efficient use of land and protection of soil. As the policy’s main focus is on economic regeneration, this will have a positive impact on stimulating economic revival and sustaining economic growth.	
Policy SS3 Spatial Strategy for the Medina Valley	SS5	<p>Overall the policy is generally positive and now scores well against a number of the environmental, economic and social objectives.</p> <p>Whilst the principles are likely to have a positive impact, not enough is known about the basis for deciding on the housing and employment locations and so the policy has not been fully appraised.</p>	A number of mitigation measures are set out in the Policy including those designed to protect international nature conservation sites (European and Ramsar) sites.

Submission CS Policy	Options Consultation Policy No.	SA Summary Findings	Agreed Mitigation
Policy SS4 Spatial Strategy for Ryde	SS6	<p>Overall the policy is generally positive and now scores well against a number of the environmental, economic and social objectives.</p> <p>Whilst the principles are likely to have a positive impact, not enough is known about the basis for deciding on the housing and employment locations and so the policy has not been fully appraised.</p>	<p>A number of mitigation measures are set out in the Policy including those designed to protect international nature conservation (European and Ramsar) sites.</p>
Policy SS5 Spatial Strategy for the Bay Key Regeneration Area		<p>Overall the policy is generally positive and now scores well against a number of the environmental, economic and social objectives.</p> <p>Whilst the principles are likely to have a positive impact, not enough is known about the basis for deciding on the housing and employment locations and so the policy has not been fully appraised.</p>	<p>A number of mitigation measures are set out in the Policy including those designed to protect international nature conservation (European and Ramsar) sites.</p>
Policy SS6 Smaller Regeneration Areas (West Wight & Ventnor)	SS7	<p>Overall the policy is generally positive against social, environmental and economic objectives.</p>	<p>A number of mitigation measures are set out in the Policy including those designed to protect international nature conservation (European and Ramsar) sites.</p>
Policy SS7 Employment Development Strategy	SS2	<p>The overall approach adopted has a number of positive effects on the SA objectives.</p> <p>The overall land allocation reflects that set out in the Employment Land Study Jan 2008. The first clause of the policy refers to bringing forward “available employment allocations”. It is understood that this phrase means currently allocated employment sites (from the UDP) then there appears to be an inconsistency with the Employment Land Study which suggests that at least three of the allocations should not be safeguarded.</p>	<p>A number of mitigation measures including safeguarding employment sites and seeking to increase skills levels are set out in the Policy.</p> <p>It is recommended that in referring to bringing forward “available employment allocations” that it is made clear which sites are referred to. This is given that the Employment Needs Study concluded that not all of the UDP allocations were suitable to be carried forward due to deliverability issues.</p>
Policy SS8 High Quality Tourism, Leisure and Recreation		<p>The policy contains a balance of neutral and positive impacts. Improving the quality and diversity of tourism on the Island will help to bring in more tourists and provide employment and investment.</p>	

Submission CS Policy	Options Consultation Policy No.	SA Summary Findings	Agreed Mitigation
Policy SS9 Smaller Regeneration Areas and Rural Economy		Overall the policy is generally positive. In relation to environmental objectives, the policy will help to protect the landscape, biodiversity and soil and geology. As a result of encouraging on-farm renewable technologies it scores positively for climate change mitigation. The policy supported traditional industries but also aims to expand and improve new businesses and industries which will help to stimulate investment and improve employment.	
Policy SS10 Supporting Sustainable and Thriving Communities		The SA has found that there are a number of positive and uncertain impacts upon the objectives. The policy may result in negative impacts upon air quality and greenhouse gas emissions as a result of increasing housing numbers as determined in the South East Plan. It is therefore important that mitigation measures are put in place to minimise emissions and all developments will need to be considered carefully in the context of Policy CP 6 on Sustainable Development.	A sequential approach to the allocation of housing will be taken this should deter development from Greenfield sites and sites of high landscape value.

5.1.2 Summary of Strategic Sites SA

The tables below provide a summary of the SA of the strategic sites and housing contingency areas. More detail is provided in **Appendix E**. There are some effects which are common to all the sites and locations considered.

These are:

Most of the sites are on greenfield and therefore there are potential negative effects on the efficient use of land and protection of soil resources.

All sites will create additional demand for natural resources, result in increased waste generation and could result in increased greenhouse gas emissions potentially leading to negative effects.

In many cases there is uncertainty about many social effects as this will depend on the detail of the proposals put forward.

All of the sites are likely to have positive economic effects in turns of investment in priority regeneration areas.

The table below picks up on those effects which vary between the different sites/location.

Table 5.2 Summary of SA of Strategic Sites

Site	Summary of SA Findings	Recommended Mitigation
Strategic Housing Sites		
SS3.18 Pan	<p>Some positive effects on environmental objectives. The site is partly developed land. It is within 3km of European nature conservation so scores better than some other locations. Although the site will be integrated with existing development, the site will be built on Greenfield land. Flood zones 2 and 3 partially affecting the area as watercourse runs along section of land which splits the lower two sections of the allocated land. The site has good access onto the Strategic Road Network. The site will also provide affordable housing and has access to the SRN</p> <p>Positive impacts upon economic objectives as new housing is likely to stimulate the economy and create employment in the key regeneration areas</p>	<p>A number of mitigation measures are already included in the proposals for development.</p> <p>Good vehicular, pedestrian and cycle access linked to employment tourism and leisure will help to improve access and limit emissions and impacts upon climate change.</p> <p>The eastern boundary of the site will contain an enhanced and protected ecological area.</p> <p>Requiring homes to meet level for Code For Sustainable Homes standards (CFSH) will have a positive impact upon climate change.</p> <p>The site is within flood zones 2 and 3 but detention/balancing ponds built on site will help reduce flooding.</p> <p>Positive impacts on the majority of the social objectives as it provides community and leisure facilities that will improve health and social inclusion.</p> <p>There has been extensive negotiation with the community, Natural England and the Environment Agency in terms of setting aside and promoting enhanced areas for environmental benefits.</p>

Site	Summary of SA Findings	Recommended Mitigation
SS3.18 Worsley Road	<p>The site is has less potential to affect environmental objectives being greater than 3km from European nature conservation sites and 2km from the AONB. The site is located within 250m of a watercourse and is partially within flood zones 2 & 3.</p> <p>It also has good access to the SRN.</p> <p>The development is likely to provide some employment and also help regenerate the area and stimulate investment.</p>	<p>Pedestrian and cycle access may reduce the negative impacts of traffic generation and air quality. There are plans to provide a sports pitch which would have social and community benefits. Consideration should be given to implementing measures to minimise the risk of flooding. This will be determined through a Strategic Flood Risk Assessment for the site. Requiring homes to meet level for CFSH in accordance with Policy CFP6 would have a positive impact upon climate change.</p>
Contingency Housing Areas		
SS3.19 Horsebridge Hill (North of Newport)	<p>The area is over 3km from the AONB so scores more positively than the other sites against the landscape objective. The site is also located over 3km from a number of environmental designations so scores better than the other sites for biodiversity. It is partly within flood zones 2 and 3. The area would have a direct link to the cycle track that runs along the bank of the River Medina, and there is good and regular service between Newport and Cowes.</p> <p>The site has close links to the employment areas of Newport which will help to provide employment and investment. The new site will help to maintain a balanced population and improve access to key areas</p>	<p>There are potential opportunities for management, enhancements and provision of green infrastructure as part of any development in this area. Potential landscape impacts could be mitigated by good-quality design. Requiring homes to meet level for CFSH in accordance with Policy CFP6 would have a positive impact upon climate change.</p> <p>The uncertainties and potential negative effects for these search areas would be addressed by the need for development to meet the requirements of CP1-6.</p> <p>Also further detailed work would be required as part of the Sites Allocation DPD which should address some of these issues.</p>

Site	Summary of SA Findings	Recommended Mitigation
SS3. 19 Northwood and Cowes	<p>The area is mostly part of an existing employment site. The development may have a more positive effect upon landscape objective as it is over 3km from AONB. However it is within 1km of a number of environmental designations. The site is mostly part of an existing employment site.</p> <p>The site is located near to the strategic road network it is likely to improve access to services and will provide additional infrastructure. New development is likely to stimulate investment in the area and create further employment.</p>	<p>There may be opportunities for enhancement of biodiversity arising from this development. Further community or education provision would provide positive social impacts.</p> <p>The uncertainties and potential negative effects for these search areas would be addressed by the need for development to meet the requirements of CP1-6.</p> <p>Also further detailed work would be required as part of the Sites Allocation DPD which should address some of these issues.</p>
SS4.15 South and South East Ryde	<p>As the area is located near to a number of environmental designations and the Solent and Southampton water there may also be negative effects upon biodiversity and water resources.</p> <p>As the site is located next to the SRN access to local services is likely to be improved.</p> <p>The site scores well against the economic objectives as it is located in a key regeneration area and the new development is likely to provide new investment and infrastructure which will help create more employment and sustain the local economy.</p>	<p>The uncertainties and potential negative effects for these search areas would be addressed by the need for development to meet the requirements of CP1-6.</p> <p>Also further detailed work would be required as part of the Sites Allocation DPD which should address some of these issues.</p>
Contingency Housing Areas (alternatives)		
North West of Newport	<p>The area scores negatively against a number of the environmental objectives. The area is partly within flood risk zones 2 and 3. It is within 1km of the AONB and there are International nature conservation (European and Ramsar) sites within 1km. There is the potential for negative effects on the landscape and biodiversity objective.</p> <p>The site has close links to the employment areas of Newport which will help to provide employment and investment. The new site will help to maintain a balanced population and improve access to key areas.</p>	<p>This site has been rejected from further consideration due to potential effects on air quality, water, soil, landscape and biodiversity.</p>

Site	Summary of SA Findings	Recommended Mitigation
North East of Newport	<p>The area scores negatively against a number of the environmental objectives. The area is partly within flood risk zones 2 and 3. It is within 1km of the AONB and there are International nature conservation (European and Ramsar) sites within 1km. The Medina Estuary is within 500 metres. There is the potential for negative effects on the landscape and biodiversity objective.</p> <p>The site has close links to the employment areas of Newport which will help to provide employment and investment. The new site will help to maintain a balanced population and improve access to key areas</p>	<p>This site has been rejected from further consideration due to potential effects on air quality, water, soil, landscape and biodiversity.</p>
Strategic Employment Sites		
SS3. 9 Osborne Works/SS4. 12 Science Park	<p>No detailed description of the proposal is provided. It is therefore difficult to appraise its effect upon a number of the objectives. The development will create employment and therefore help to stimulate the economy and sustain economic performance.</p> <p>The site is strategically located near to the ferry and a large labour supply of East Cowes meaning it is likely to have a positive impact upon access.</p>	<p>Access should utilise the Wharf. Although there is insufficient information at present mitigation measures will be considered in detail through Sites DPD in accordance with Core Policies and relevant Spatial Strategy policy.</p>
SS3. 9 Pan	<p>This site is part of the overall Pan development and therefore the comments for SS3. 18 also apply.</p> <p>The site also has a number of positive impacts upon economic objectives as a result of providing new employment. This should help to stimulate the economy in key regeneration areas.</p>	<p>Proposals for this site include an enhanced and protected ecological area on the eastern boundary of the site. There is potential to include a Biomass plant on this site that that would deliver renewable heating to the development. Requiring homes to meet level for CFSH would have a positive impact upon climate change.</p>
SS3. 9 Three Gates Road, Cowes	<p>The site scores mostly uncertain in relation to environmental objectives as there is a limited amount of information available. It may have a positive impact upon landscape as the site is over 3km from AONB. However it is within 1km of a number of environmental designations. The site is also greenfield land so will impact negatively</p> <p>The site has direct access to the Wharf and River Medina Area and is also close to strategic road network. The development will help create more employment and will stimulate investment in the area.</p>	<p>The potential negative effects for the areas would be addressed by the need for development to meet the requirements of the Core Policies. Particular consideration may need to be given to biodiversity mitigation given the proximity to designated areas.</p> <p>Also further detailed work would be required as part of the Sites Allocation DPD which should address some of these issues.</p>

Site	Summary of SA Findings	Recommended Mitigation
SS3.10 North of Newport and Stag Lane	<p>As the site is within 1km of a number of environmental designations it is likely to have a negative effect upon biodiversity. The site is over 3km from the AONB but as it partly within the Greenfield it is likely to have a negative impact upon landscape and also soil and land use.</p> <p>It is uncertain what impact the development will have on the majority of the social objectives. The site has direct access to SRN and will help improve access to services and will also help ensure the population remains stable.</p> <p>The development will help create more employment and will stimulate investment in the area.</p>	Comments for SS3.9 also apply to this site.
SS3.11 South of Newport (Pan Lane)	<p>As the site is within 1km of a number of environmental designations it is likely to have a negative effect upon biodiversity. The site is over 3km from the AONB but as it is partly within the Greenfield it is likely to have a negative impact upon landscape and also soil and land use.</p> <p>It is uncertain what impact the development will have on the social objectives. The site has direct access to SRN and will help improve access to services.</p> <p>The development will help create more employment and will stimulate investment in the area.</p>	Comments for SS3.9 also apply to this site.
SS4.9 South of Ryde	<p>Comments for SS4.15 also apply to this site.</p> <p>The site scores well against the economic objectives as it is located in a key regeneration area and the new development is likely to provide new investment and infrastructure which will help create more employment and sustain the local economy.</p>	The potential negative effects for the areas would be addressed by the need for development to meet the requirements of the Core Policies. Also further detailed work would be required as part of the Sites Allocation DPD which should address some of these issues.

Site	Summary of SA Findings	Recommended Mitigation
SS5.9 College Close	<p>As the site is adjacent to a SSSI there is the potential for negative effect upon biodiversity. The site is within 1km of the AONB and therefore could have some negative impacts upon this, however the site is on brownfield land and should therefore have positive effects on efficient use of land and soil protection. The whole site is within Flood Risk Zones 2 and 3.</p> <p>The site has direct access to SRN and will help improve access to services. Development would create more employment and stimulate investment in the regeneration area of Sandown.</p>	<p>As a result of the potential negative effects on biodiversity and climate change adaptation objectives this site has not been taken forward.</p>
SS5.9 Lake	<p>The site scores negative to uncertain with regard to environmental objectives. The site is in close proximity to a SINC and SSSI. If developed this could take place partly on Greenfield land. The site is within flood zone 1 but within 200m of flood zones 2 and 3.</p> <p>Development would create more employment and stimulate investment in the regeneration area of Sandown.</p>	<p>Comments for SS3.9 also apply to this site.</p>

5.1.3 Spatial Strategy Cumulative and Synergistic effects

The cumulative, secondary and synergistic effects of the policies are considered in **Appendix E**. A summary of the key findings is set out below.

Positive cumulative, synergistic and secondary effects were noted on a number of the environmental objectives such as landscape, biodiversity and soil and land use. Positive effects were also noted for culture, population, social inclusion, access and material assets in relation to social objectives. For economic objectives, positive effects were noted for employment, investment in business and economic performance.

All policies show positive effects for Landscape, Archaeology and Heritage and Biodiversity, Fauna and Flora through seeking to protect and enhance the natural and built environment.

Almost all policies have a positive cumulative effect on Culture and Local Distinctiveness and Social Inclusion as a result of requiring new development to consider its impact upon the local area and by consistently proposing a mix of housing types and tenures to meet local needs.

The policies have a positive cumulative impact upon Investment in Business and Economic Performance as they aim to provide new housing and employment in the regeneration areas and create a more diverse economy.

5.1.3.1 How Social, Environmental and Economic Problems were considered in Developing the Preferred Policies

The formulation of this policy took into account housing and employment growth targets from the Regional Spatial Strategy (RSS). Feedback from the consultation and the workshops highlighted the strong community feeling that housing growth should prevent negative impacts, with particular emphasis on preventing inappropriate development in the most sensitive areas. Policy SS1's development was further based on a Strategic Housing Land Availability Assessment (SHLAA). It is acknowledged that housing and employment growth could give rise to negative effects if not adequately controlled. The suite of Core Policies developed is intended to provide to prevent or minimise adverse social, economic and environmental effects arising from development and would apply in all relevant cases.

In the case of international nature conservation (European and Ramsar) sites there is a particular obligation to take account of potential effects on these sites and for this reason Policy CP7 specifically deals with protecting these sites. Protection and mitigation elements have now also been introduced to the area policies.

In formulating the area based policies consideration has been given to specific environmental problems. For example in the case of Newport a traffic model tested the impact of a potential development and options for addresses traffic congestion within the town.

The formulation of employment has taken account of the economic characteristics of the Island and been informed by an Employment Needs Study and Economic Audit as well as the RSS and Regional Economic Strategy (RES).

In line with the regeneration led strategy, a sequential approach to the allocation of housing will be taken, with priority given to locating new housing on previously developed land and re-using and converting suitable buildings to help meet the targets set out in SE Plan Policy SP3. This will help to minimise the effects on the countryside and on designated environmental assets.

The SA process has been used to inform the selection of preferred sites/contingency housing growth areas. In the case of the College Close employment site and the North West and North East of Newport contingency areas significant potential negative environmental effects have been identified and these areas have not been taken forward. The potential to support key economic and social objectives has been a key factor in identifying the preferred sites/areas where they would encourage regeneration and provide good access to services and facilities. In the case of sites/areas where potential negative or uncertain effects have been identified mitigation measures have been put forward to address these.

5.1.4 Uncertainties and Risks

There are still some potential uncertain and potential negative scores awarded against some of the policies such as climate change mitigation as increases in housing and employment provision may lead to increased traffic and therefore increased emissions. Policy CP6 on Sustainable Development is designed to address this issues however its effect will depend on how well the policies are adhered to and enforced.

Some of the SA objectives are not directly addressed in the policies. However it is likely that there will be effects resulting from development proposed in the policy on such objectives. To adequately cover such issues, this policy needs to be read alongside the Core Policies against which all development will be assessed. Provided these policies are effectively implemented and enforced this should ensure that sustainability objectives are addressed at the planning application stage or when other Development Plan Documents are developed.

5.1.5 Core Policies

Table 5.3 below provides a summary of the SA of the Core Policies.

Table 5.3 Summary of SA of Core Policies

Submission CS Policy	Options Consultation Policy	SA Summary Findings	Agreed Mitigation
CP1 General Criteria for Housing Development	CP5	The SA of the policy found that the policy has a number of positive effects upon the environmental, social and economic objectives.	
CP2 Balanced Mix of Housing	CP6	The SA of the policy has concluded that there are positive effects on many of the social and economic objectives as the policy provides a framework which is responsive to local markets and needs.	Entec consider that there may be benefit in providing further explanation in the supporting text regarding the second part of the policy and interpretation of balancing local needs and the local market.
CP3 – Gypsies and Travellers	CP7	The SA of this policy indicates that there are a number of positive effects on social and environmental objectives as a result of providing for authorised serviced facilities which serve a local need.	
CP4 Affordable Housing	CP8	The policy will have a number of positive effects on social and economic objectives.	
CP5 Meeting Community Needs	CP10	Overall the policy scores positively with regards to social and economic objectives. It aims to provide new educational, cultural and leisure facilities and protect those that are already existing. It also aims to ensure that the needs and requirements of all people in the community are considered.	The performance of the policy could potential be improved by direct reference in the supporting text to the evidence base (e.g. PPG17 Needs Assessment) which would be used when applying the policy to developments. It is recommended that a PPG17 needs assessed is undertaken and provided as evidence base to support the policy. It has been agreed to make reference to a PPG17 assessment in the policy.

Submission CS Policy	Options Consultation Policy	SA Summary Findings	Agreed Mitigation
CP6 Sustainable Development	CP1	<p>The Sustainability Appraisal of this policy found that overall the policy would have positive effects.</p> <p>As regards the Code for Sustainable Homes and BREEAM standards the 'Major Development' requirements sets a higher level of requirement and it is likely to have more positive effects with regards objectives relating to greenhouse gas emission, biodiversity, water quality, air quality, waste, water and health.</p> <p>Economic effects are likely to be uncertain in the short term due to the variation in costs of applying the CSH.</p> <p>The economic effects are likely to be more favourable in the medium to long term due to greater innovation and new technologies.</p> <p>Entec also consider that there could be some potential negative effects arising from clause 6 of the policy in relation to waste facilities.</p>	<p>Suggested amendment to CP6 clause 6. Delete second part and change first part to:</p> <p>"Include land and facilities for waste management including appropriate space for bins and recycling facilities, composting and construction materials recycling. The exact nature and scale of the facilities to be provided will be assessed according to the scale and type of development proposed."</p> <p>This has been agreed.</p>

Submission CS Policy	Options Consultation Policy	SA Summary Findings	Agreed Mitigation
CP7 Landscape, Biodiversity and Geodiversity	CP2	Overall the policy scores more positively against the range of the environmental objectives including those which focus on biodiversity, landscape and soil and land use. There are also a number of indirect benefits of a robust framework for environmental protection notable on improving health and well being, protecting local culture and enhancing civic pride and on water quality. Overall in the case of economic impacts the policy provides a balance between protecting the environment and allowing for development.	<p>Point 1 should read:</p> <p><i>“Protection of European and Ramsar Sites. Where a project/plan is likely to have a significant effect on one or more European/Ramsar sites, it will be subject to an Appropriate Assessment, which will assess the project/plan alone and in combination with other projects/plans. Wherever possible mitigation measures will be adopted to avoid an adverse effect on the integrity of the sites.”</i></p> <p>Or</p> <p><i>“Protection of European and Ramsar Sites. Wherever possible mitigation measures will be adopted to avoid an adverse effect on the integrity of the sites”.</i></p> <p>With supporting text in Section 7.10 to include:</p> <p><i>“In particular, any plan or project not directly connected with the management of European/Ramsar Sites but likely to have a significant effect on the integrity of such sites, will require an Appropriate Assessment at the project stage to assess the project/plab alone and in combination with other plans/projects”.</i></p> <p>Recommended that clause 8 refers to environmental assessment in landscape and geodiversity as well. This has been agreed</p>
CP8 Built and Historic Environment	CP4	Overall the policy is generally positive for most of the environmental objectives; however it is uncertain how the policy will help to mitigate the impacts of climate change. The impact upon social and economic objectives remain positive as before. The policy has be strengthened slightly but without requiring developments to enhance the built and historic environment the policy will not achieve a ++ score.	In order to improve the performance of the policy it is suggested that the following amendment is made “ Particular attention will be given to the preservation or enhancement of the following: Particular protection will be given to the character and special features of the following ”. This has been agreed.

Submission CS Policy	Options Consultation Policy	SA Summary Findings	Agreed Mitigation
CP9 – Flood Risk	CP3	The SA for the policy show generally positive effects, especially against SA objective 9. It aims to minimise the risk to people and property from flooding in both coastal and built-up areas as well as proposed new sites. It also aims to minimise damage to nature conservation and biodiversity interests. In terms of economic benefits, the effects are generally positive although there is some uncertainty, however this will be addressed through the SPD.	
CP10 – Sustainable Travel	CP9	The policy performs well in terms of sustainable development and scores positive for a number of environmental, social and economic objectives.	The addition of retail development to the section on workplace plans could improve the performance of the policy. This has been agreed
CP11 – Green Infrastructure	CP11	The policy will have positive effects on the natural environment biodiversity, climate change adaptation and also has beneficial effects on access, material assets health, and economic investment.	
CP12 – Water resources	CP13	The SA of the policy has found that the policy is generally positive with regards to environmental and social objectives. It is strongly positive on water resource management and climate change adaptation.	The policy includes reference to potential future development for water supply and waste water infrastructure (including through the Waste Resource Management Plan). Sustainability effects arising from such developments would need to be addressed if locations were identified through any subsequent DPD.
Policy CP13 Resource efficiency and renewables- On site generation	CP13	The effects of the preferred approach are likely to be positive but there is some uncertainty given the lack of evidence in the local context.	It is recommended that the Council undertakes an assessment of renewable energy potential as recommended in the Climate Change PPS. We acknowledge that this would not need to cover community/commercial wind farms which have already been assessed. An assessment will be carried out as part of the evidence to support an SPD on renewables.

Submission CS Policy	Options Consultation Policy	SA Summary Findings	Agreed Mitigation
Policy CP13 Resource efficiency and renewables- Renewable energy schemes	CP13	<p>The Council's preferred option performs well on local environmental protection objectives because they are directly links proposals to landscape sensitivity. The climate change effects of this policy are positive but with some uncertainty as it would be more of a case by case approach.</p> <p>In considering the sustainability performance of various options it is evident that there is careful balance which needs to be struck. Providing adequate opportunities to encourage appropriately located wind farm development which can contribute to climate change objectives needs to be balanced against protecting the landscape and environment in sensitive areas.</p>	There are no specific recommendations in relation to this policy although clearly the Wind Farm Site Search Assessment report provides valuable information in applying this policy.
CP14 – Minerals	CP15	The SA of the policy identified that overall the policy scores positively in that it is encouraging the recycling of aggregates, protecting existing resources and directing mineral extraction wherever away from designated sites. This should lead to positive effects on objectives relating to waste, material assets, landscape and biodiversity.	The policy sets out locational criteria for identifying mineral sites.
CP15 - Waste	CP14	The revised policy will have a major positive effect on waste and climate change mitigation as it aims to deliver new facilities and meet and exceed regional targets. It will also have a number of positive effects on biodiversity and land use. Similar to the previous policy, there remain a number of uncertainties for air quality, water and the built and historic environment. This is due to the fact that the locations of the proposed facilities are not yet known.	The Waste Sites assessment work currently being carried out will inform the development of locational criteria for identifying ssites for waste management through the Minerals and Waste DPD.
CP16 – Infrastructure Tariff and Developer Contributions		The policy is generally positive. It has the potential to provide a number of positive effects upon the environmental and social objectives by requesting a number of contributions.	

5.1.6 Core Policy Cumulative and Synergistic effects

The overall cumulative effects of the policies to protect the natural and built environment (CP7 & 8), reduce flood risk (CP9), coastal protection (CP2) protect open space (CP5) , sustainable travel (CP10) and provide green infrastructure (CP11), water resources (CP12) should be positive. The policies will combine to deliver a comprehensive range of environmental and social benefits in terms of environmental quality and related benefits to health and well being and social inclusion.

Overall effects of policies on the air quality objective and climate change objectives are positive due to the links between sustainable development, sustainable travel a transport network that maximises access. If public transport is developed, air quality should in turn improve through reduced car emissions although consideration needs to be given to other sources of emissions such as that from ferries.

The policies most relevant to social objectives combine to have a positive effect on social inclusion. The policies promote greater availability of affordable housing and services and a greater population mix throughout the Island's communities.

The cumulative and synergistic effects of the Core Policies are set out in more detail in **Appendix E**.

5.1.7 How Social, Environmental and Economic Problems were Considered in Developing the Preferred Policies

The Council has taken the minimum targets set out in the RSS, regarding for example waste and housing provision into account in formulating the preferred options. Policies are also consistent with key messages from national policy for instance policy CP1 matches the stance set out in PPS3 & PPS1.

Local assessments were also used in formulating the preferred policies. These included evidence from the Strategic Housing Market Assessment and Housing Strategy 2007-2012. Further a Strategic Flood Risk Assessment provided the evidence base for the application of the sequential test and the exception test that would take place in any land allocation process. The Issues & Options consultation also utilised the local community aspirations highlighted in Village Design Statements and Parish and Town Plans to frame policy making.

Numerous policies were also informed by the stakeholder workshops. For instance policy CP1 was developed in part from the Sustainable Development workshop and made clear that all development should have as little impact upon the environment as possible, with new development sited in sustainable locations with access to local infrastructure provision, utilities and close to public transport and community services. These aspirations were subsequently developed in other policies more directly regarding the environment.

5.1.8 Uncertainties and Risks

There are still some potential uncertain and potential negative scores awarded against some of the policies such as impacts on the landscape. Policies in some cases do not provide the necessary detail to be certain of impacts on such SA objectives and therefore are dependent on implementation and enforcement and are therefore somewhat uncertain without further background information.

Policies must be read in conjunction with each other to provide sustainable development. For instance without the later policies regarding landscape and natural resources new developments could be located in unsustainable locations.

Some of the SA objectives are not directly addressed in the policies. However it is likely that there will be effects resulting from development proposed in the policy on such objectives. To adequately cover such issues, this policy needs to be read alongside the Core Policies against which all development will be assessed. Provided these policies are effectively implemented and enforced this should ensure that sustainability objectives are addressed at the planning application stage or when other Development Plan Documents are developed.

6. Implementation and Monitoring

6.1 Links to Other Tiers of Plans and Programmes and the Project Level

The Core Strategy must be in general conformity with the Regional Spatial Strategy (South East Plan). The Core Strategy should be read in conjunction with other DPDs and SPDs which will be prepared in order to gain a complete understanding of the implications of the Core Strategy Policies. These are likely to include;

- Site Allocations DPD;
- Minerals and Waste DPD;
- Developer Contributions SPD;
- Obligations SPD;
- Green Infrastructure Strategy SPD;
- Village Design Statements SPD;
- Flood Risk SPD;

There are also links to other relevant plans and programmes which affect the Island including;

- The Community Strategy: 2020 Vision;
- The Cultural Strategy;
- The Comprehensive Equality Plan;
- The Housing Strategy;
- Tourism Development Plan;
- Local Transport Plan;
- The AONB Management Plan 2004 – 2009;
- Shoreline Management Plan.

Implementing the Core Strategy will require the development of specific sites for housing, employment and other land uses. At the site specific level this will require the careful consideration of environmental, social and economic effects through consideration of planning applications. In certain cases Environmental Impact Assessment may be required under the Town and Country Planning (Environmental Impact Assessment) England and Wales Regulations 1999. The scope of any EIA will need to be assessed for each individual scheme however given the review of issues in this report it is

likely that key topics will include biodiversity (including consideration of effects on international nature conservation (European and Ramsar) sites- this may also require Appropriate Assessment), landscape and visual, cultural heritage, transport, climatic factors, flood risk and water quality and socio-economic effects.

6.2 Indicators and Monitoring

A description of the measures envisaged concerning monitoring in accordance with Article 10 is required by the SEA Directive.

The Core Strategy will need to be monitored to identify any sustainability effects of the implementation of the preferred option and the strategy's policies. **Appendix F** outlines possible indicators and where appropriate, targets used to measure the sustainability effects. The policies will be monitored using information from a number of national, regional and local documents and sources including:

Isle of Wight Local Transport Plan;

Isle of Wight Annual Monitoring Report;

Catchments Abstraction Management Plan;

AONB Management Plan;

Solent Forum;

Environment Agency Data on Water.

The monitoring of performance is not an end in itself. Instead its role is to identify areas of under and over-performance and where appropriate activate remedial action. The following table provides a format against which the information can be collected, recorded and ultimately acted upon and is based on Appendix 14 of the ODPM SA guidance.

Table 6.1 Documenting the Monitoring Data

Potential Indicator	What sort of information is required	What are the existing sources of monitoring information	Are there any gaps in existing information, and how can these be filled	What should be done if adverse effects are found	Who is responsible for monitoring

6.3 Taking Account of SEA Report in Finalising the Core Strategy

The SEA Directive requires that information in the Report and the responses to the consultation be taken into account during the preparation of the strategy before a final decision is taken to adopt it. The Core Strategy will produce a summary of how the findings of the SA have been taken into account and how sustainable considerations have been integrated into the strategy.