

Sustainability Appraisal Report
to support the Island Planning Strategy

Isle of Wight Council

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November 2018

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Purpose of this Report

This Sustainability Appraisal report has been prepared by the Isle of Wight Council. It presents the findings of the Sustainability Appraisal carried out on the Island Planning Strategy. 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 these DPDs.

The purpose of these requirements is to ensure that sustainable development is central to the preparation of DPDs. While 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 Planning Strategy, its contents and objectives.

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: Key Sustainability Issues – this section sets out relevant baseline information for the Isle of Wight, as well as identifying and describing the key sustainability issues.

Section 5: Development of the SA Objectives – this section sets out the proposed SA objectives, appraisal questions and relevant indicators.

Section 6: The SA Framework – this section sets out the proposed SA framework and describes how the framework has been used to assess policies.

Section 7: Options Appraisal – an appraisal of the options considered in preparing the Island Planning Strategy. 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 8: Conclusions & Next Steps

How to Comment on this Report

Welcome to the Isle of Wight Council's consultation for the draft Sustainability Appraisal Report of the Island Planning Strategy.

The public consultation on both the draft Sustainability Appraisal and draft Island Planning Strategy Development Plan Document will run from **Monday 3 December 2018** until midday **Monday 28 January 2019**. The consultation period will run for eight weeks (longer than the statutory requirement of six weeks), to take into account the Christmas period. Representations received after this date may not be considered.

The draft Sustainability Appraisal Report and accompanying appendices are available at www.iow.gov.uk/evidenceislandplanningstrategy. **Comments specific to the Sustainability Appraisal should be made against paragraph 1.7 of the draft Island Planning Strategy.**

More information can be found at www.iow.gov.uk/islandplanningstrategy
In the interests of sustainability and managing resources, and to ensure your comments are processed and dealt with efficiently as possible, representations should be submitted electronically via the portal.

Alternatively, representations will also be accepted via email to policy.consultation@iow.gov.uk or post to Planning Policy, Planning Services, Seaclose Office, Fairlee Road, Newport, Isle of Wight, PO30 2QS.

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- Appendix 2: SA Scoping Report (*please note, due its size this appendix is available as a separate document*)
- Appendix 3: SA Assessment Matrix
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- Appendix 5: Options Generation and Initial Screening
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1. Introduction & Background

Background

- 1.1 To ensure that its planning policies are up-to-date, the council undertook a review of the Island Plan Core Strategy, which was adopted in 2012. This review, combined with the work undertaken on draft area action plans (AAPs, for the Medina Valley, Ryde and The Bay), has resulted in the draft Island Planning Strategy (IPS), which is being published for public consultation. Once it has been through the formal consultation and adoption process, the IPS will replace the current Island Plan Core Strategy document and form the main part of the Isle of Wight Council's Local Plan.
- 1.2 The Local Plan is the name for the portfolio of planning documents that together provide the framework for managing development and addressing key land use issues on the Isle of Wight. Once the individual documents are adopted they will be used to guide investment decisions and determine planning applications.
- 1.3 The local plan for the Isle of Wight will be made up of the following documents:
 - **The Island Planning Strategy** – sets the overall strategic direction for the Local Plan and includes strategic policies, allocations for a range of land uses and development management policies.
 - **Planning for New Garden Communities** – this will set out the council's criteria for assessing suitable sites for up to two new garden communities settlement, and then allocate land for such uses including specific policies to shape its development.
 - **Gypsy, Traveller and Travelling Showpeople Allocations** - in line with national policy this will allocate specific sites to meet the evidenced requirements of the gypsy, traveller and travelling showpeople communities.
 - **The Island Planning Strategy Waste and Minerals** – will deal with waste and minerals issues on the Island. Following the adoption of the Island Planning Strategy, the Island Plan Core Strategy policies relating to Waste and Minerals will be saved until they are replaced by the Island Planning Strategy Waste and Minerals document.
- 1.4 The local plan, along with relevant neighbourhood development plans and the national planning policy framework form a collection of plans and policies that are collectively known as the development plan. All planning applications will be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 1.5 The process of SA has been integral to the preparation of the IPS and this Sustainability Appraisal Report documents the two main stages, Stages B and C, of the SA (incorporating SEA) process for the Plan. It has assisted the council in the development and appraisal of the proposed IPS, and enabled the performance of policies to be monitored against the existing baseline conditions.
- 1.6 This report is an evolution of earlier SA Reports undertaken as part of the Sustainability Appraisal carried out for the adopted Island Plan Core Strategy and previous consultation on both the scope of the SA for the AAPs (November to December 2013 & May to June 2015) and the development of the AAPs themselves.

However the report has been extensively updated to take account of new information which has become available since the previous SA was carried out, as documented through the Scoping Report associated with this assessment.

Sustainable Development

- 1.7 Sustainable development is the core principle of planning. As the National Planning Policy Framework states:

“The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).”

The three objectives being economic, social and environmental.

Requirement for SA and SEA

- 1.8 Strategic Environmental Assessment (SEA) is 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/EC¹ (known as the SEA Directive). The SEA Regulations require the assessment of plans and programmes which are likely to have significant environmental effects. DPDs are considered to have significant environmental effects, and therefore require SEA.
- 1.9 The Planning and Compulsory Purchase Act 2004² requires SA for DPD, and Supplementary Planning Documents. This requires the assessment of the sustainability of the proposals and policies in the documents in question. Thus, the policies that make up the Island Planning Strategy and any subsequent DPDs require SA.

Approach to the SA incorporating SEA

- 1.10 Whilst the requirements to produce SA and SEA are distinct, as outlined above, UK Government guidance³ considers that it is possible to satisfy the two requirements through a single integrated approach. This approach is proposed for the IPS. Throughout this document, where reference is made to SA, it denotes SA incorporating the requirements of the SEA Directive.
- 1.11 SAs are an effective way to ensure that sustainable development principles are taken into account during the plan making process. By assessing plan policies against

¹ European Parliament (2001) Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment

² The Planning and Compulsory Purchase Act 2004

³ ODPM (2005) Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents

a broad range of SA objectives, the appraisal process exposes strengths and weaknesses of a policy, which can help to develop recommendations for its improvement. As well as helping to enhance the policy, the appraisal process also provides a basis for discussion between stakeholders around a shared set of objectives.

Approach to integrating Sustainability Appraisal and other environmental assessments

- 1.12 There is a close relationship between the SA and other assessments undertaken by the council namely Strategic Flood Risk Assessment (SFRA) and Habitats Regulations Assessment (HRA).
- 1.13 The Government's National Planning Policy Framework emphasises the links between the SFRA and Sustainable Development, "Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources..." (NPPF paragraph 156). The SFRA will be used to directly inform the SA process.
- 1.14 In addition the Council will undertake a Habitats Regulations Assessment (HRA) of the IPS. The draft government guidance 'Planning for the Protection of European Sites: Appropriate Assessment' states that:

"...AA should be undertaken in conjunction with the SA. It would be best practice to maximise the relevant evidence gathered in the SA and to use it to inform the AA and vice versa."

- 1.15 The HRA of the IPS is published separately⁴ to the SA Report, but has been used to inform both as it is carried out alongside the SA process and development of IPS policies.

The Staged Process of SA

- 1.16 The SA process adopted for the IPS has two main outputs.

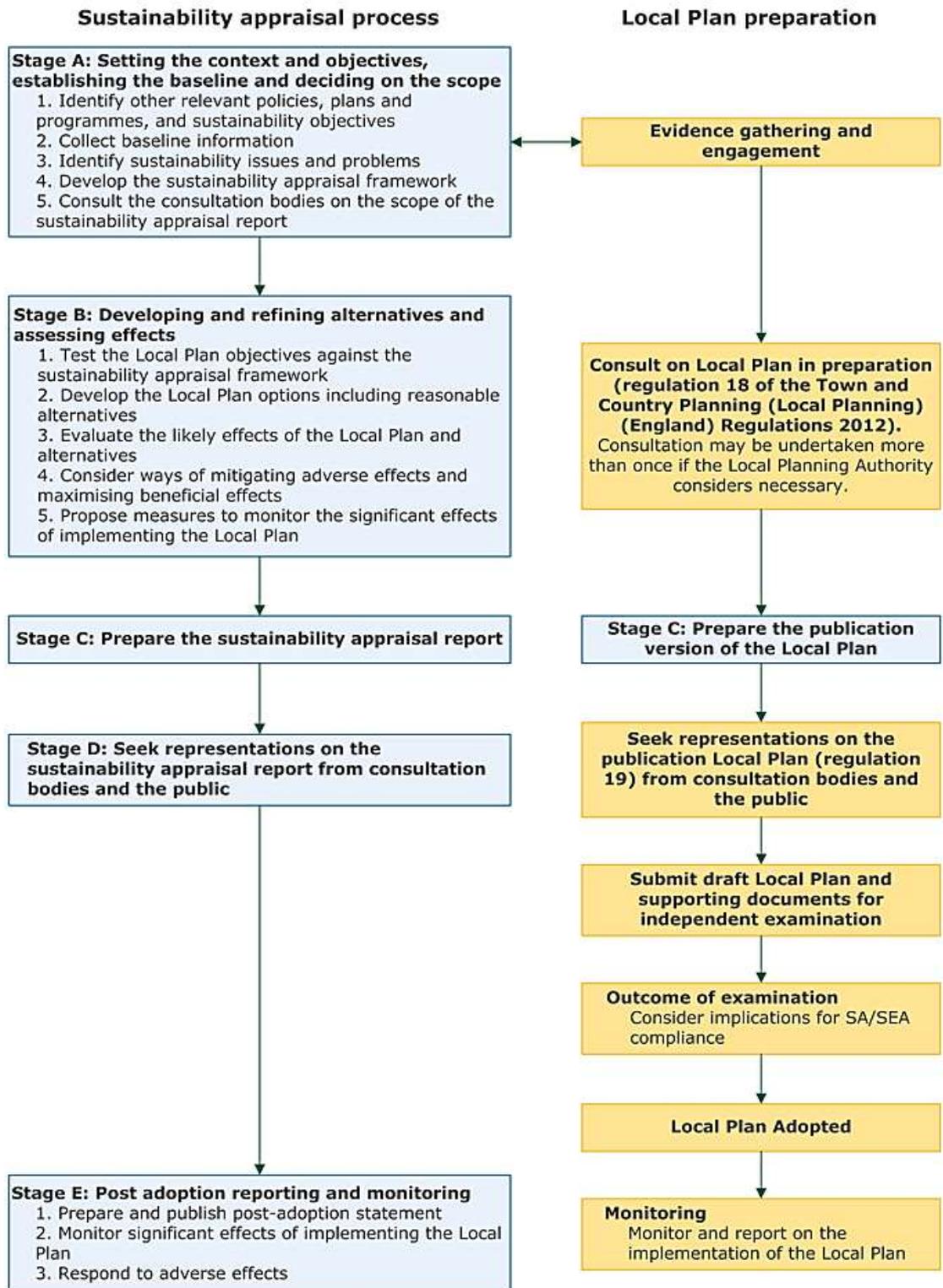
Scoping Report (Stage A): This sets out a description of the baseline characteristics and the predicted future baseline; establishes appraisal objectives which will be used to assess the effects of the emerging plan and provides a methodology and programme for appraising the emerging strategy;

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

- 1.17 There are five main stages of SA as identified in the Ministry of Housing, Communities and Local Government (HCLG) National Planning Practice Guidance which is in turn based on the ODPM SEA guidance (2004), which are set out below (Stages A to E).

⁴ Integration with other forms of appraisal from RTPI Practice Advice, Strategic Environmental Assessment, Improving the effectiveness and efficiency of SEA/SA for land use plans, January 2018.

Figure 1.1: The key stages of Local Plan preparation and their relationship with the sustainability appraisal process



Quality Assurance

- 1.18 Appendix 1 sets out the requirements for SEA as contained in the NPPG and provides an indication as to where each of these is addressed.

The Island Planning Strategy

- 1.19 The Isle of Wight Council, through its Corporate Plan 2017 to 2020, has set a clear vision for the Island. To ensure consistency throughout the council's key plans and strategies this vision is shared with the council's draft Regeneration Strategy and the IPS. This shared vision

“Is for the Isle of Wight to be an inspiring place in which to grow up, work, live and visit”

- 1.23 The draft IPS has been prepared as a key document that sets out how, in spatial terms, and through the planning system, the council will use land-use planning to contribute to achieving it's draft Regeneration Strategy and Corporate Plan.

- 1.24 The council's Corporate Plan also underpins the vision with the desired outcomes to be achieved, and these are set out in the IPS. To ensure a clear consistency of narrative between the Corporate Plan and the Island Planning Strategy, all the Corporate Plan outcomes have been identified as relevant to land-use planning and therefore form the objectives for the IPS, being:

1. The environment and unique island characteristics are celebrated
2. Outstanding digital and transport connectivity
3. The Isle of Wight is a leading UK visitor destination
4. Businesses have the confidence to invest
5. All young people will have the best start in life so that they can fill their potential
6. A well-educated and skilled community
7. Community needs are met by the best public services possible
8. The community feels safe and is the Island is resilient
9. People take responsibility for their own health and wellbeing
10. People have a place to call home and can live with independence
11. Vulnerable people are supported and protected
12. A financially balanced and sustainable council

- 1.25 The vision and these objectives provide the framework within which the planning policies of the IPS have been developed. As a local planning authority and a council, we cannot achieve these objectives on our own and will be developing new partnerships and relationships, nurturing existing ones and when we can't deliver something, enabling or facilitating others to do so.

- 1.26 The Isle of Wight is a diverse island, and it is often challenging to reflect the many differences in documents such as the IPSs. The draft Regeneration Strategy recognises this and identifies five areas with broadly similar populations and characteristics across the Island, and these are:

Ryde and its wider immediate area including villages such as Bembridge, St. Helens, Seaview and Brading

The Bay Sandown, Shanklin and Lake but also the smaller settlement of Ventnor and adjacent villages

West Wight mainly rural but with Yarmouth and Freshwater as hub settlements

West Medina Cowes, Gurnard and Northwood and settlements in and to the West of Newport

East Medina East Cowes and settlements in and to the East of Newport

- 1.27 The draft IPS also uses these geographies, and this will enable the council to be clearer about how it expects each area to grow over the plan period. It also confirms the council's commitment to area-based regeneration and the ongoing conversations the council is having with residents.
- 1.28 The draft IPS contains strategic island-wide policies and approaches but also includes policy-based approaches based upon these areas, to ensure consistency and continuity between the two strategies. Area Statements set out what the council expects each area to look like by 2035 (the end of the plan period), and will be what the planning policies of the council seek to contribute to achieving.
- 1.29 Further information about each area can be found in the council's draft Regeneration Strategy.
- 1.28 The next section sets out the methodology of the report and highlights the guidance used to inform this, who has been consulted and when, when the work was undertaken and by whom, a summary of methods used to carry out the appraisal and difficulties encountered through the process.

2. SA Methodology

Approach Adopted

- 2.1 The SA approach and the format of this report follow ‘A Practical Guide to the Strategic Environmental Assessment Directive’ provided by the Ministry of Housing, Communities and Local Government (HCLG), formerly the Office of the Deputy Prime Minister (ODPM) (“ODPM SEA Guidance”)⁵. The SA has also taken account of other relevant published guidance such as that provided by the web-based resource of the HCLG [National Planning Practice Guidance](#) in relation to [SEA and SA](#).
- 2.2 The SA uses available information to assess how the Island Planning Strategy is aligned with each SA objective. HCLG guidance highlights that the areas of emphasis of the SEA Directive are on:
- Collecting and presenting baseline information;
 - Predicting the significant environmental effects of the plan and addressing them during plan preparation;
 - Identifying the 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.

Consultation

Who has been consulted?

- 2.3 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. Table 2.1 sets out the consultation that has been undertaken. In addition to the three statutory consultees (being Natural England, Environment Agency and Historic England), given the spatial significance of the marine environment to the Island, the council also included the Marine Management Organisation (MMO) as a key consultee and thus included in the consultation stages of the SA.
- 2.4 In addition to this consultation work, the SA Report has drawn from the work carried out by the council on the development of the IPS. This work⁶ included the identification of issues relevant to each regeneration area that the IPS should be seeking to address.

When was the SA conducted?

- 2.5 The process of Sustainability Appraisal has been iterative and continually updated throughout the preparation of the IPS, including a separate Scoping consultation exercise. The main stages are set out in Figure 2.2.

⁵ A Practical Guide to the Strategic Environmental Assessment Directive (2006) Office of the Deputy Prime Minister

⁶ Isle of Wight Council internal workshop, The Big Conversation with service leads of council departments on the 26th January 2018 and 3 rounds of themed IPS workshop meetings September 2017 – March 2018

2.6 The council consulted on the draft of this SA/SEA Scoping Report between 13th January and 16th February 2018 to fulfil the requirements of Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and Article 5(4)⁷ of the SEA Directive (2001/42/EC). The consultation was limited to key stakeholders and included the following bodies;

- Environment Agency
- Natural England
- Historic England
- Marine Management Organisation

Table 2.1: Summary of SEA Consultation

SEA Stage	Consultee	Method of Consultation	Summary of outcomes
SA Scoping Report	Historic England Natural England Environment Agency Marine Management Organisation Internal Isle of Wight Council	Email with PDF versions of the scoping documents attached. This included the draft Scoping Report and HRA Background Report.	Consultation carried out over a 5 week period from 12 th January to 16 th February 2018. Included baseline, issues and draft SA objectives and assessment criteria. All comments received have been considered and used to inform the SA process where relevant (as set out in the SA Scoping Report).
Draft SA Report	Historic England Natural England Environment Agency, Marine Management Organisation. Internal Isle of Wight Council and key stakeholders as listed on the council's consultee database. Public.	Proposed Submission IPS, the SA Report, Non-Technical Summary and HRA Report and the supporting evidence base documents are available at www.iwight.com/islandplan and hard copies are available at County Hall Customer Services, Seaclose Offices Reception and all of the Island's libraries.	<i>SA and HRA Reports to be amended following consultation and any further required iteration or assessment of policies.</i>

2.7 As the consultation included both SA objectives and indicators the council asked the following questions;

- *To what extent, if at all, do you agree or disagree that the proposed SA/SEA objectives and indicators are the appropriate starting point for the SA/SEA of the Island Planning Strategy?*

⁷ Article 5(4) "The authorities referred to in Article 6(3) shall be consulted when deciding on the scope and level of detail of the information which must be included in the environmental report."

- *Please let us know of any specific relevant policies, plans, programmes and sustainability objectives that you consider the Council should include?*
 - *Please let us have any further baseline information that you can provide the Council with to inform the SA/SEA of the Island Planning Strategy?"*
- 2.8 Comments received have been considered and the scope and levels of information provided within the Scoping Report amended, as appropriate. A summary of the responses from the statutory consultees on the consultation together with how the council has taken these into account as well as the full responses from the statutory consultees can be viewed in the Scoping Report.
- 2.9 All of the statutory consultees agreed overall with the proposed objectives and indicators of the SA and their responses are summarised below;

1. To what extent, if at all, do you agree or disagree with the proposed SA/SEA objectives and indicators?

"Natural England broadly agree with the proposed objectives and indicators set out in the scoping report provided with some additional comments."

"We are generally pleased with the overall scope of the document, process and methodology." (Environment Agency)

"We welcome archaeology and heritage being identified as an Objective/Appraisal criterion..." (Heritage England)

Who carried out the SA?

- 2.10 In autumn 2017 council officers of the Planning Service commenced work on the SA of the IPS. In addition to this core group of officers, additional expertise was drawn from the recognised statutory consultees and other relevant officers within the council, including areas such as Ecology, Housing, Transport and Development Management.
- 2.11 Where a gap in the baseline was identified that could not be addressed by the council a specification was drawn up and specialist consultants engaged. In particular air quality has resulted in an Air Quality impact Assessment and an update to flood risk through a revised Strategic Flood Risk Assessment were both carried out with the use of external expertise.

Summary of methods used to carry out the appraisal

- 2.12 The development of the Island Planning Strategy started with the review of the Island Plan Core Strategy in August 2017. The steps in the plan review and subsequent development of a new plan together with outcomes relevant to the SA process are set out below;

Island Plan Review Initial Survey

- 2.13 This survey was carried out to understand opinion on the adopted plan and it's policies. A series of questions was asked on each policy and the survey was sent to a targeted range of stakeholders, including;
- Isle of Wight Council planning officers
 - Isle of Wight Council officers
 - Isle of Wight Council Councillors
 - Parish and Town Councils
 - Representatives of the development industry on the Island

Outcomes

- 2.14 The results of the survey provided a baseline indicating which policies are viewed as working well and which are not, together with detail on what could be done to improve policies. This also contributed to checking and updating the identification of potential SA issues and any supporting baseline evidence.

Island Planning Strategy Working Groups

- 2.15 Following the initial survey the council felt it was important to have stakeholder involvement in the development of the new plan as this would provide additional expertise and unify groups of stakeholders, engendering a sense of ownership and buy-in.

- 2.16 To ensure that the new plan is informed by the views of a range of key stakeholders four themed working groups have been set up, covering Community (Place and Wellbeing), Development, Environment and Economy. The council have currently planned that the working groups would meet three times, with each meeting focussed on a particular purpose, being:

- Meeting 1 – Terms of Reference, review existing policies, consider the initial survey responses from targeted stakeholders, initial thoughts from the sector.

A Terms of Reference was drafted by the council and agreed by each of the groups. This was explicit as to the role of those attending the working groups that representatives are there representing groups or organisations, not individual sites or particular development proposals. Members of groups who are considered to be acting in the interests of individuals or particular sites would not be asked not to attend future group meetings and their place on the group would be filled by another organisation representative.

- Meeting 2 – Review of previous consultation responses on the draft Area Action Plans. Have the relevant issues been identified through this process? Is further evidence required to understand/resolve issues?
- Meeting 3 – Emerging policy approaches. Are they right and do they address the right issues?

Outcomes

- 2.17 Meeting 1 (September 2017) The groups considered and agreed the Terms of Reference and then considered all the policies of the existing local plan (the core strategy) taking into account the results from the previous informal survey, with the aim of identifying what was working and what wasn't and why.
- 2.18 Meeting 2 (October/November 2017)
The council shared with groups a summary of the responses to consultation carried out in late 2015 on the draft Area Action Plans. Each themed group then considered in more detail policies of the core strategy relevant to the theme group area of expertise, with the aim of identifying potential solutions and options (to the issues identified in workshop 1) and where possible supporting evidence.
- 2.19 Meeting 3 (February 2018)
The council shared with the groups the work progressed on each policy, for the groups to discuss. Each themed group considered the emerging approaches for all the policies.
- 2.20 Drawing on the outputs of the three meetings of each themed working group, the SA appraisal has been carried out based on an informed qualitative assessment using the following:
- Professional judgement: while officers from the council's IPS team prepared the assessments, officers from the wider (Planning) Service and council were consulted in order to appraise options; and,
 - Use of evidence base: the council has sought external expertise when required (for example transport network assessment, objectively assessed housing need, infrastructure requirements) and where able and appropriate to do so, has carried out such evidence base work itself (such as employment sites with waterfront access and character assessments). A summary of the main stages of the assessment is set out in Figure 2 below.

Difficulties encountered

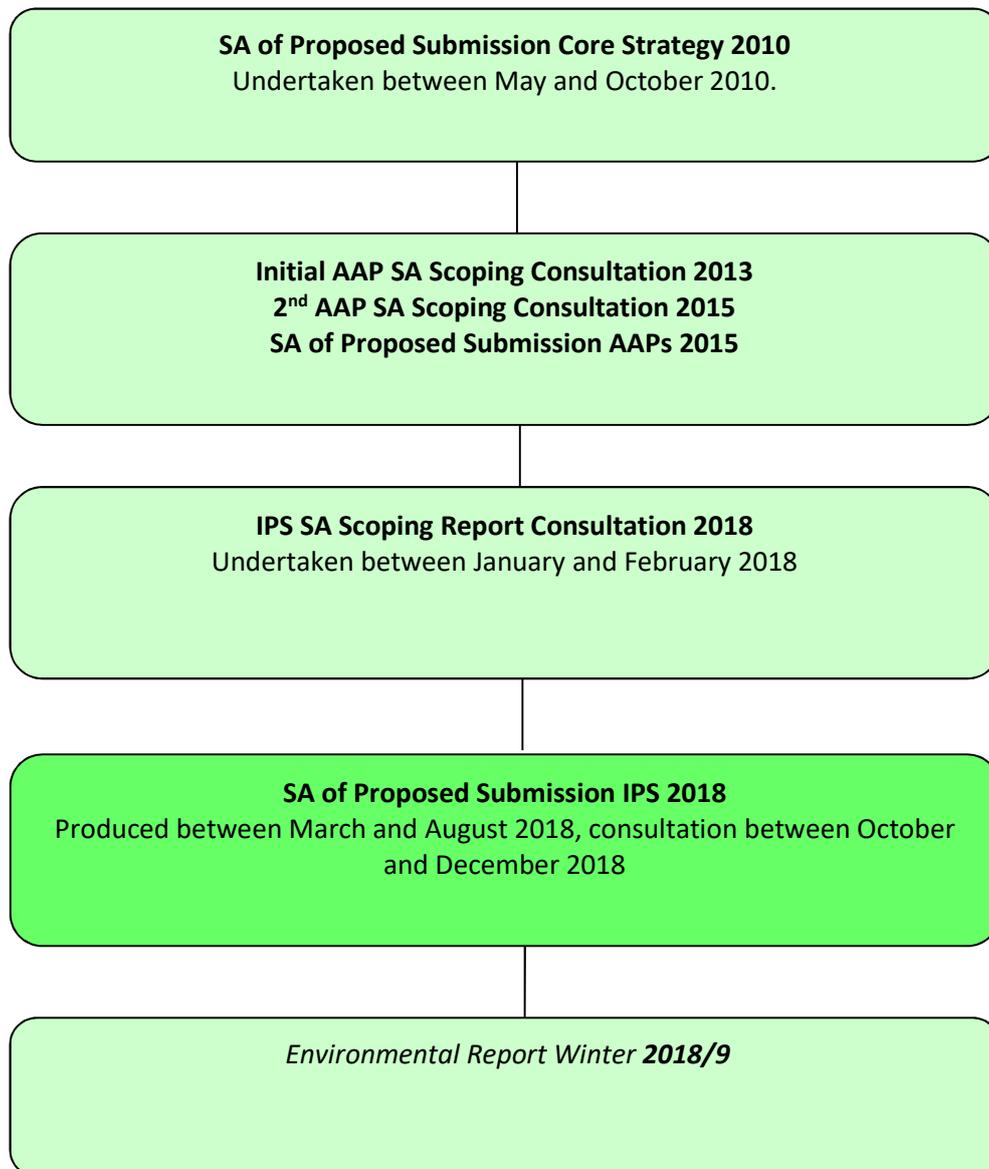
- 2.21 The assessment of plans usually experiences various issues. While it is not always possible to address these completely, it is important that they are recognised and recorded. This can help indicate where assumptions have had to be made and therefore the level of certainty associated with a particular aspect of the assessment process. Table 2.2 below summarises the difficulties encountered during this assessment process to date. This will be updated as the process progresses through each SA stage.

Table 2.2 Difficulties encountered during the SA process

Stage	Difficulties
Stage A	The framework is still being developed and the council realises that gaps exist, particularly with regards to potential targets.

Stage B	The Appraisal Questions in the SA Matrix are grouped together under shared SA Objectives. While this helps to keep the assessment manageable, it does mean that individual issues as raised through the Appraisal Questions may be either lost or not given the significance due in the assessment process. The 'Commentary/Explanation' column will be critical in ensuring any significant impacts are properly assessed and the determination explained (ie justification of score).
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Figure 2.2: Summary of Key SA Stages for the Island Planning Strategy



2.22 The next section details how the original baseline for the SA to the Core Strategy and subsequent AAP SA work has been updated through either updated or new plans,

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programmes and other relevant sources of information, which can then be used to update the identification of sustainability issues and appraisal objectives.

3. SA Baseline and Context

Introduction

- 3.1 This section sets out the SA baseline and context for the Island Planning Strategy. Further detail is set out in Appendix 5: Relevant Policies, Plans, Programmes and Strategies of the SA Scoping Report. The key information is set out below.

Links to other Plans and Programmes

- 3.2 The purpose of reviewing plans and programmes as part of the SA is to ensure that the relationship with these other documents is fully explored, and to ensure that the relevant environmental protection and sustainability objectives are taken on board throughout the SA and the plan-making process. Reviewing plans and programmes can also provide appropriate information on the baseline for the plan area of the policy and the key sustainability issues.
- 3.3 A review of plans and programmes was undertaken for the SA of the adopted Core Strategy, and for the development of the AAPs. Much of this information remains relevant and where this is the case has been carried through to be included in this updated assessment. All relevant baseline documents have been reviewed and the key aims, objectives and indicators have, where relevant, been incorporated into the SA Framework. The source documents are referenced as appropriate within the SA Framework. The updated documents considered are listed in Appendix 5 'Relevant Policies, Plans, Programmes and Strategies' of the Scoping Report, together with relevant objectives/requirements and actions for the SA.

Further relevant baseline information

- 3.4 To assist in determining the approaches to be taken in the IPS the council has carried out a number of pieces of work, including;
- Island-wide Housing Needs Assessment;
 - Strategic Housing Land Availability Assessment;
 - Retail Study;
 - Retail Uses and Vacancy Rates Surveys;
 - Surface Water Management Plan for Ryde;
 - Employment Land Study;
 - Employment Sites with Waterfront Access Study;
 - Local Green Space Study;
 - Gypsies, Travellers and Travelling Showpeople Assessment;
 - Characterisation Studies;
 - West Wight Coastal Strategy;
 - Extra Care Strategy;
 - Local Flood Risk Management Plan;
 - Strategic Flood Risk Assessment Update 2018
 - IPS Infrastructure Delivery Plan
 - Air Quality Impact Assessment
 - Waste Procurement and modelling; and,
 - Detail junction modelling and design.

- 3.5 Other work is also being undertaken by the council on the following:
- Settlement Coalescence and Landscape Sensitivity;
 - Housing Strategy;
 - Health & Wellbeing Strategy;
 - Digital Strategy;
 - Regeneration Strategy; and,
 - Ventnor and The Bay Studies.
- 3.6 However, the above work is ongoing and has not yet been completed, so cannot be included for consideration in the baseline. As these documents have the potential to be relevant to the SA, the council will review the outputs from each area of work once complete.
- 3.7 Further to the council-led documents listed above, there are a number of Island based documents that have been prepared by bodies other than the council that have the potential to be relevant to the preparation of the IPS. These documents, along with the lead body are set out in the following table.

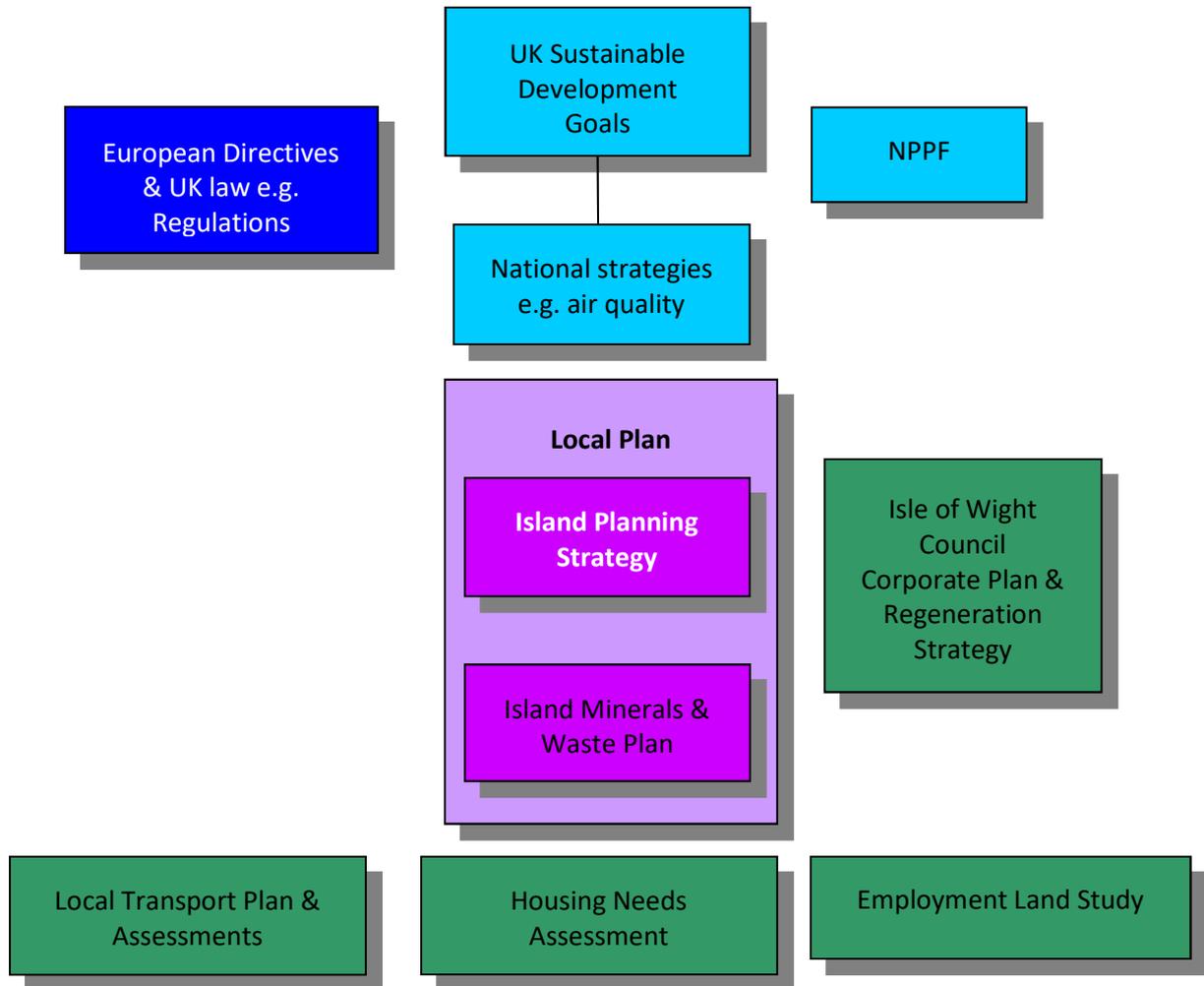
Table 3.1: Local documents prepared by bodies other than the council

Document	Lead body	Status
East Cowes Town Plan	East Cowes Town Council	Complete
Bembridge Neighbourhood Development Plan	Bembridge Parish Council	Complete
Brading Neighbourhood Development Plan	Brading Town Council	Complete
Brighstone Neighbourhood Development Plan	Brighstone Parish Council	Complete
Freshwater Neighbourhood Development Plan	Freshwater Parish Council	Complete
Gurnard Neighbourhood Development Plan	Gurnard Parish Council	Complete
Ryde Masterplanning	Isle of Wight Chamber of Commerce	Complete
Fishbourne Parish SPD	Fishbourne Parish Council	Complete
Nettlestone and Seaview Parish Plan SPD	Nettlestone and Seaview Parish Council	Complete

- 3.8 The completed documents identified in the previous table have all been prepared at the local level. The supplementary planning documents (SPDs) and the neighbourhood plan have all been prepared to be in general conformity with the development plan (i.e. the core strategy and the NPPF). The East Cowes Town Plan, whilst not formally adopted by the council, has been prepared by the community to reflect the core strategy. The council therefore considers that whilst it is right to note these local-level documents, they do not alter the baseline information in this document in terms of significant issues and potential criteria identification.
- 3.9 The Isle of Wight Council Corporate Plan 2017-2020 sets out the overall goals for the council in the short to medium term, in order to progress achieving its vision, being; *“... for the Isle of Wight to be an inspiring place in which to grow up, work, live and visit.”*
- 3.10 In the context of its overall vision for the authority, the Isle of Wight Council has identified six commitments, being;
- Create opportunities for all
 - Deliver economic growth and prosperity

- Preserve our environment
 - Protect our community
 - Plan for our future needs
 - Provide sound financial management
- 3.11 Of particular note in the Council’s Corporate Strategy are the key activities under the ‘Planning and Housing’ portfolio, being;
- Consider and implement the outcomes of the business case for the provision of extra care housing and seek the funding for its delivery.
 - Work with partners and key stakeholders to identify and deliver appropriate schemes to meet local housing needs through a housing delivery plan.
 - Work with partners and key stakeholders to identify and deliver appropriate schemes to meet local housing needs through a housing delivery plan.
 - Work with partners and key stakeholders to review the Island Plan so that it is consistent with the aspirations of the council through area based regeneration policies.
- 3.11 To ensure a consistent approach between the Island Planning Strategy and the Corporate Strategy consideration will be given to the activities identified above when considering the SA objectives. Further use will be made of the Summary of the Isle of Wight in the Corporate Plan when identifying key sustainability issues in section 4.
- 3.12 Since adoption of the Island Plan Core Strategy, the Council has established a Regeneration directorate to help regenerate the Island’s economy. Utilising the Council’s assets and working in partnership with the private sector, the initial programme has identified sites which, if delivered to their full potential, could bring in over £15m per annum in increased council tax, business rates and new homes bonus, as well as create 12,000 new jobs over a 10 year period.
- 3.13 As the regeneration programme is intended to be delivered in line with the council’s current corporate strategy and the objectives for the IPS are drawn from the corporate strategy, by checking the SA objectives for consistency against the IPS objectives, it is reasonable to infer consistency with the seven work areas identified in the [Programme Scope](#) of the Regeneration Directorate and the SA objectives.
- 3.14 The National Planning Practice Guidance states on the level of detail required in a sustainability appraisal that;
- “The sustainability appraisal should only focus on what is needed to assess the likely significant effects of the Local Plan. It should focus on the environmental, economic and social impacts that are likely to be significant. It does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the Local Plan.”*
- 3.15 It is therefore reasonable to limit the focus on the environmental, economic and social impacts to those likely to be significant in terms of testing and implementing the options and preferred policy approach for the IPS. Figure 3.1 below illustrates the main plans and programmes considered to be relevant to the Strategy.

Figure 3.1: Main Relevant Plans and Programmes⁸



3.16 The next section details the key sustainability issues, discusses the future baseline, and provides settlement profiles. It goes on to provide a summary of the SA issues and considers the limitations of the information and assumptions made.

⁸ Cabinet Office Corporate Report; 'Implementing the Sustainable Development Goals – December 2017, Updated May 2018, Accessed at: <https://www.gov.uk/government/publications/implementing-the-sustainable-development-goals/implementing-the-sustainable-development-goals>

4. Key Sustainability Issues

Introduction

- 4.1 An essential part of the SA process is the identification of current baseline conditions and their likely evolution. It is only with a knowledge of existing conditions, and a consideration of their significance, that the issues which a plan or programme should address (in this case the IPS) can be identified and their subsequent success or otherwise be monitored.
- 4.2 The SEA Directive requires that the evolution of the baseline conditions of the plan area (that would take place without the plan or programme) are identified. This is useful in informing assessments of significance, particularly with regard to the effect that conditions may already be improving or worsening and the rate of such change.
- 4.3 This baseline information was collected as part of the earlier SA of the AAPs and can be viewed in Appendix 2 SA Scoping Report (and then Appendix 3 of the SA Scoping Report). This includes information on the (then) future predicted baseline. The Scoping Report provides an update on the baseline information and includes any new relevant baseline data. Appendix 4 of the SA Scoping Report (see Appendix 2) summarises the sustainability issues based on the previous SA together with any additional information that has come to light since.

Summary of SA Issues

- 4.4 The issues identified have been summarised below against each SA (SEA compliant) category and are derived from Appendices 3 & 4 of the SA Scoping Report. The summary of SA Issues set out in Table 4.1 includes the potential evolution of baseline with no new plan/policy intervention.

Table 4.1: Summary of SA Issues

SA Topic	SA Issue	Potential evolution of baseline	Areas identified where this could be an issue⁹
Air Quality	Congestion currently experienced within Newport at peak times. Housing development will increase population which could result in traffic growth in some areas.	With journeys remaining the same or increasing, combined with certain weather events (such as prolonged extreme summer temperatures as experienced summer 2018) air quality is likely to decrease over time. Improvements associated with move to electric vehicles is likely to be slower and more delayed (post 2020) due to the levels of income on the Island and therefore reduced financial mobility when compared to mainland neighbouring authority areas. Opportunities to encourage a modal shift to more sustainable forms of transport are not realised.	Newport as the hub of the road network on the Island, in particular areas around Coppins Bridge and approaches such as Fairlee Rd. Single occupancy of vehicles into Newport at peak times. Road network around Newport could be more cycle and pedestrian friendly.
Coasts	Areas of erosion	With climate change rates of erosion will increase, leading to increase costs to maintain existing defences, access to shoreline and port and harbour facilities. Increasing occurrence of cliff falls and associated safety issues.	Southwest coastline and parts of the northern Solent coast.
	Areas of instability	With increased erosion the existing stability issues will worsen. The greatest effects will be felt where there is significant development and infrastructure.	Ventnor and the southern coast of the Island. Gurnard where cross-Solent utility mains make landfall on the Island.
Water	Provision including groundwater protection zones, protection and enhancement of catchments and watercourses, cross-	Up to 30% of the Island's water is imported. With the existing mainland sources of supply currently under public enquiry, therefore there is some uncertainty as to current and future supply options. Existing Island watercourses continue to be under	Island watercourses, points of abstraction and Island-wide for demand.

⁹ This does not identify the only area where the issue may exist, but identifies particular areas where the issue is known to exist. Areas of significant spatial extent or numbers of designations are an example of this.

SA Topic	SA Issue	Potential evolution of baseline	Areas identified where this could be an issue ⁹
	Solent supply and demand management	pressure. Rural areas suffer from nitrogen pollution associated with agriculture, while urban watercourses present numerous issues such as the fragmentation of potential wildlife corridors, provision of important habitat such as feeding areas for bats, culverted sections creating barriers for the movement (including migratory) of species and removing the complete range of natural habitat associated with the transition from water channel to top of bank. Culverted sections also reduce capacity in times of flood and increase flow rates.	
	Quality including treatment and disposal	Existing assets fail to take account of unplanned growth. Increases in pollution incidents and exceedance of capacity.	The Bay has the Island's main waste water treatment works that serves the majority of the Island.
Landscape, archaeology and heritage	Potential visual impact of new development, including upon on the AONB and Heritage Coast designations.	Continuing with unplanned development increases the risk of new development impacting negatively on designations, particularly with a lack of strategic level assessment of the cumulative impact of all new potential development on landscape scale assets and designations. Erosion of these environmental assets will impact on the appeal to visitors and the performance of both the rural and tourism economies on the Island. Yarmouth, Cowes & East Cowes and Ryde form important gateways to the Island, each with a unique visual experience contributing to the overall seascape for the area. Redevelopment of either terminal facilities or wider towns detracts from the seascape value provided by the Island gateways.	The Bay area is particularly vulnerable both in terms of being a source (is surrounded by the AONB with the Heritage Coast nearby) and receptor (having a heavy reliance on the tourism industry for it's economy). Yarmouth, Cowes & East Cowes and Ryde

SA Topic	SA Issue	Potential evolution of baseline	Areas identified where this could be an issue ⁹
		Over 75% of the West Wight is AONB and almost 80% of the coastline is Heritage Coast.	
	Potential impact of new development on conservation areas, archaeological sites, historic parks and gardens, scheduled monuments, listed buildings, and other important heritage buildings etc. across the Island. 31 assets on the Island are currently on the Historic England Heritage at Risk Register.	Lack of recognition and protection. The public realm of the Bay area, including promenades and public areas and buildings of historical significance are allowed to decline to a point of losing any historical value, or this value is diminished through insensitive development. The historic character of Ryde is not further enhanced. Yarmouth has a number of significant heritage assets, in particular Yarmouth Castle which will increasingly be under threat from sea-level rise and flooding, as will the medieval settlement at Newtown.	The settlement layout and medieval gridded street system of Newport is eroded by commercial development and traffic management. Bay area. Shanklin old village. Ryde town centre and seafront. Yarmouth and Newtown.
Biodiversity, fauna and flora	Integrity of European Sites & other nature conservation sites	Unable to achieve a net gain, or maintain favourable conservation status (including MCZs). Reliance on a lack of planned delivery (as would be provided with a new plan through allocated sites) results in more piecemeal and ad hoc development, increasing the possibility of fragmenting habitats, missing opportunities for creating wildlife corridors and unlikely to achieve co-ordinated positive gains for wildlife and biodiversity on the Island.	All new development. All major settlements on the Island are adjacent to, or in close proximity to European sites. Likely areas of source of impact have already been identified for the Solent & Southampton Water SPA with its 5.6km buffer.
	IWC self-assessment system of applications	System is proved to be ineffective at mitigating potential negative effects of development.	Island-wide, all relevant planning applications.
	Trees, woodland & hedges	Existing plan does not have a separate policy; however these environmental assets can play a significant role from informing design and layout and onsite	Island-wide, all new development.

SA Topic	SA Issue	Potential evolution of baseline	Areas identified where this could be an issue ⁹
		constraints, to the determination of an application. These features make a significant contribution to the biodiversity and landscape quality of the Island. Without a planned approach there will continue to be a lack of local level policy direction. This will lead to an increase in illegal activity such as the unconsented removal of hedgerows and felling of protected trees and woodland without permission.	
Soil, geology and land use	Use or loss of finite mineral and soil resources.	The most agriculturally rich soils on the Island are not adequately protected from speculative non-agricultural development.	Arreton Valley in the Bay area.
		Mineral Safeguarding Areas continue to be eroded by piecemeal development that is neither compatible with mineral development nor realises the potential minerals prior to development.	Island-wide extent of the MSA.
	Areas significant due to their geological importance e.g. RIGG sites	The geodiversity of the Island is significant, with an established attraction (Dinosaur Isle) the Island is known as a location of geological interest. RIGG sites acknowledge the local importance of this earth heritage asset. With no plan or policy to protect this asset the features of the designation may be compromised and significantly harmed.	Specific locations of RIGGS designations.
Climate Change	Areas of flooding	With a limited public expenditure and reduced funding from central government more areas will experience flooding. This is likely to be both to greater depths and for more prolonged periods of time. The economic, health and social impacts will be increasingly more severe. Increasing levels of disruption to travel and transport. Higher demand on emergency services will	Parts of Newport are subject to flooding. Cowes High Street and East Cowes flood regularly. The Bay has around 400 properties currently at risk from flooding and is vulnerable from both the coast and Eastern Yar. Flooding in the Bay area can also significantly disrupt transport with

SA Topic	SA Issue	Potential evolution of baseline	Areas identified where this could be an issue ⁹
		mean more properties having to wait longer to be rescued, or not being rescued at all.	key roads into and out of the area vulnerable. Around 335 properties are at risk from flooding in West Wight. Ongoing catchment specific capacity issues at Monktonmead Brook, Ryde
	Provision of infrastructure to support existing and future technology e.g. electric vehicles and storage of locally generated electricity.	Will remain at current standard of provision and levels of capacity. Without either specific central government schemes or a local delivery mechanism the Island is likely to be behind mainland counterparts in the provision of this infrastructure which will disadvantage existing businesses and future potential investment.	Island-wide, but with particular and significant impacts in the main areas of employment, i.e. Newport, Cowes, East Cowes, Ryde and the Bay.
Culture & local distinctiveness	Settlement coalescence	Areas between settlements will continue to receive pressure from speculative development proposals.	The spaces between settlements will be eroded to the extent that Cowes, Gurnard and Northward are one settlement, there is no discernible gap in development between Newport and Northward. East Cowes and Whippingham become joined and Brading becomes part of the existing Bay urban area.
	Light pollution and Dark Skies	Development occurs in the areas particularly sensitive to light pollution, without direction on either appropriate development or mitigation measures light pollution increases over time to a point where there is no discernible difference between the night sky of the Island and it's mainland counterparts. This negatively impacts both biodiversity and tourism.	As identified in the Isle of Wight AONB Dark Skies Advice. Where there is very little artificial light. Some of the best locations are found on the South Western Coast of the Isle of Wight along the Military Road. However, there are places across the Island that can boast Dark Skies.
	Local identity and distinctiveness	Loss of character and identity of settlements due to unsympathetic development. Continuing decline in the	Newport has a lack of green space or trees within the town. Despite it historic character

SA Topic	SA Issue	Potential evolution of baseline	Areas identified where this could be an issue ⁹
		public realm, open spaces and public art. Development fails to add positively through design to the experience of being somewhere.	Newport suffers from a lack of identity and sense of place.
	Provision of and access to cultural facilities.	No strategy for the provision of facilities to support cultural experiences that help provide the Island with it's identity, or to broaden the cultural experiences of residents. The opportunity to increase cultural experiences and richness of the Island is lost and consequently the identity of the Island is lessened.	There are events that provide cultural identity to the Island including various carnivals, music festivals, sailing, cycling and walking events. Permanent venues are smaller scale and there is a lack of conferencing facilities. This prohibits the hosting of larger events throughout the year, limiting such occasions to the summer months.
Population	Older and aging population	West Wight continues to have above the Island average for economically inactive residents.	West Wight
	Outward migration of economic active age group	Young people continue to leave the Island for employment or education opportunities, weakening the economic base and increasing demographic imbalance adding to an aging population	Island-wide
Crime and safety	Incidents of antisocial behaviour associated with the evening economy.	Complaints and reported incidents increase in number and seriousness.	Newport town centre
Health	A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy.	Deprivation continues and even increases as opportunities to better quality accommodation aren't available, continuing and increasing over-crowding, limiting life choices and potential to improve health issues associated with deprivation and ultimately life expectancy. The number of long term sick or disabled in the West Wight continues to be above the Island average. Lack of affordable housing continues to contribute to an	Pan A & B, Newport South B and Newport North B. Ryde The Bay for long term sick, disabled and residents stating their health as bad or very bad. West Wight for long-term sick and disabled.

SA Topic	SA Issue	Potential evolution of baseline	Areas identified where this could be an issue ⁹
		increasingly aging population in the West Wight adding to these numbers.	
Social inclusion	Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.	Higher than average over-crowding within housing sub-markets will continue as a result of constrained supply of affordable housing. Extended waiting list for affordable housing with longer waiting times. Potential for increase in homelessness and likely to be increases in intergenerational sharing of a single home, number of children/young adults staying home increases as does the length of time.	Newport and East Cowes Wards of Cowes Medina, East Cowes West and Cowes Central ranking as some of the most deprived wards on the Island. Shanklin, Sandown and Ventnor have areas that fall within the 20% most deprived areas in England. The Bay for children in child benefit families and in poverty. Ryde North East B and St John's West A are the 2 most deprived lower super output areas on the Island. Pockets of deprivation in urban area of Freshwater. West Wight for no of child benefit families.
	Relatively high house price to income ratio.	Urban areas with smaller stock will remain an issue in terms of supply of affordable housing. Rural areas will become increasingly less affordable with constrained supply and increased demand.	East Cowes and Ryde estimated proportion of households unable to afford market housing without subsidy is higher than the Island average, with the Bay and Ventnor have the highest proportion. West Wight estimated proportion of households are unable to afford market housing without subsidy.
	Requirement for Gypsy and Traveller sites	No formal sites to serve this community, which could result in unplanned development that may be in unsuitable and unsustainable locations.	Across the Island.
Education and	Low educational attainment	Existing provision and opportunities remain the same,	Concentration of people employed in lower

SA Topic	SA Issue	Potential evolution of baseline	Areas identified where this could be an issue ⁹
training	at secondary and post-16 level. Outcomes at the end of early years are below national averages and the performance of more vulnerable children is poor. Proportion of schools that are inadequate.	resulting in continuing low education and skill levels.	skilled jobs in East Cowes. The Bay for low education attainment. Sandown, Shanklin and Wroxall for concentration of people employed in lower skilled jobs.
Access	Employment uses that require water access	The limited supply of sites with waterfront access becomes more constrained by other uses not dependent on such a location. Cowes continues to be a focus for yachting and the Medina Estuary the primary location for port activity, particularly transfer of bulky goods. Increasing pressure on these uses from speculative residential development, either due to incompatible uses or directly competing for prime site location.	Cowes, East Cowes and Newport Harbour.
	Condition, capacity and access to all cross-Solent terminals.	The town centre location of certain ferry terminals combined with the increased use leads to problems accessing these ports with limited parking and marshalling facilities. Sommerton ParknRide is at capacity and can no longer provide an alternative. The redevelopment of East Cowes fails to deliver improvements either through traffic management or the desirability of East Cowes as a destination in itself. Transport interchanges are not planned for to accommodate growth, hampering movement and connectivity, increasing likelihood of reliance on private transport. Future links are not made between	Cowes, East Cowes and Yarmouth. Ryde Esplanade and Ryde St Johns

SA Topic	SA Issue	Potential evolution of baseline	Areas identified where this could be an issue ⁹
		different transport modes.	
	GI and open space requirements	Development fails to meet national requirements for open space or any local quality standards. Lack of provision of open space leads to increasing pressure on existing open space and will be increasingly detrimental to population health/healthy communities.	Focus is on the main urban areas, where access to open space is restricted, e.g. Newport, Ryde and the Bay areas.
Material assets	Road network is restricted in places and traffic hold ups can occur at peak times (eg the A3055)	Newport suffers from being the hub of the Island road network, combined with its primary position for retail and employment leads to ongoing traffic issues that will increase. During the summer Shanklin and Sandown experience significant traffic as a result of the tourism season. The constraints in both width and layout of the road network in Ryde increase with a growth in road traffic, with no delivery of a planned solution.	Routes into Newport. Shanklin and Sandown. Ryde
	Footpaths, cycletracks and rights of way network	Potential opportunities to improve the current network are missed. This reduces the likelihood of individuals choosing these more sustainable forms of travel for their journeys. The topography of Ryde continues to influence the difficulty of moving around the town on foot or by bike.	Cycle routes and facilities in the Bay Area. Moving around Ryde on foot or by bike.
	Ability of the chain ferry to provide a reliable and affordable service.	The operational issues with the chain ferry continue, forcing journeys to go around the Medina Valley via Newport, leading to increases in road trips, congestion and emissions to air. Impact for significantly increased journey times will be both social and economic in addition to the environment impacts above.	Cowes, East Cowes and Newport.

SA Topic	SA Issue	Potential evolution of baseline	Areas identified where this could be an issue ⁹
	Continued operation of rail line.	Profitability and a lack of development planned to encourage the use of this infrastructure continues it's uncertainty in terms of viability and risk. Resulting lack of future investment eventually leads to closure. Increase in reliance on the road network between the Bay and Ryde and loss of a tourism attraction.	The Bay and Ryde
Employment & Economic Performance	Impact on the existing road network at peak times from people travelling, by car, to/from work.	Increase in both the number and distance people travel to work. Journey times increase and the majority of journeys are single occupancy private vehicles.	Main centres of employment, but in particular Newport as the road network hub.
	Marine related tourism	Heavy reliance on tourism based around yachting continues the seasonal nature of the town centre, affecting both employment opportunities and vibrancy of the high street during the winter months.	Cowes and East Cowes
	Employment provision	The employment offer on the Island remains limited in both range and the wages offered. This continues the pockets of low skills/wages and unemployment. Retail and tourism continue to be the main areas of employment in Ryde, but manufacturing continues to be significant. West Wight continues to have the highest rates of self-employment on the Island.	Mean income in the Bay is below Island average, with Ventnor having the lowest average wage. Local concentrations of unemployment found in Brading, Sandown, Shanklin, Lake and Ventnor. Mean income level for Ryde is below the Island average.

Limitations of the information and assumptions made

- 4.5 There is a substantial amount of baseline information available for the Isle of Wight and the aim in this report has been not to duplicate unnecessarily, but to ensure that sufficient information exists to inform the Sustainability Appraisal process. For this reason the Scoping Report presents a summary of information on the various sustainability topics. Other information is presented in other plans and strategy documents on specific topics which have been prepared by the Council or other bodies.
- 4.6 Taking into consideration the previous scoping consultation (see paragraphs 1.22 to 1.24) the council feel that it is reasonable to conclude that there are relatively few data gaps in relation to the sustainability appraisal objectives.
- 4.7 Where data gaps do exist, this is generally in relation to update baseline data work as opposed to a complete lack of data. Section 3 details work that is currently being undertaken, both directly in relation to supporting the evolving IPS (see paragraph 3.4) and other plans that may have some relevance to the IPS.
- 4.8 As both the Plan and SA progress, such emerging potential evidence base will be kept under review and if determined relevant and significant, incorporated in either or both the Plan and SA.
- 4.9 The next section relates to the development of the SA objectives, the appraisal criteria and associated sub-criteria and the issues arising from the baseline.

5. Development of the SA Objectives

- 5.1 The SA Framework was developed for the SA of the AAPs, having undergone consultation and during 2015. The framework has been subsequently reviewed and updated for the assessment of (policy) options associated with the development of the Island Planning Strategy.
- 5.2 The SA objectives and appraisal criteria are components of a framework that have been used consistently to appraise the options arising from the development of the IPS. The objectives are not specifically required by the SEA Directive; however they are a valuable way of assessing the sustainability effects of the plan.
- 5.3 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 IPS. 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 ISP 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 made.
- 5.4 Following the above an amended SA framework has been produced (see Table 5.1 SA Objectives and Appraisal Criteria below and Appendix 5 of the SA Scoping Report). The SA framework has been developed from consideration of the issues emerging from the baseline data review. The framework now consists of those appraisal sub-criteria deemed to be of particular importance and relevance to the IPS. Each of the appraisal criteria within this framework consists of sub-criteria, and indicators which can be used to guide collection of the monitoring information.

Table 5.1 SA Objectives and Appraisal Criteria

Appraisal Criteria	Issue from Baseline	Appraisal Sub-criteria
ENVIRONMENTAL		
1. Air Quality: To reduce air quality pollution and ensure air quality continues to improve	Traffic congestion on the island	Reduce the amount of congestion at key points as identified in modelling
	Promote travel choice (private car use, public transport, cycling and walking)	Increase the proportion of people using public transport, cycling and walking Reduce number of car trips
	Sources of air pollution (main source of air pollution on the Island is traffic).	To maintain or decrease current levels of air pollutants.
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding	Coastal geomorphology, natural coastal processes erosion, stability and risk	Reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity.
		Promote protection, restoration and enhancement of coastal zone (including protected sites for nature conservation) by seeking to sustain natural systems and processes including opportunities identified within the Shoreline Management Plan for managed retreat of the coastline, where defence is no longer economically viable or sustainable.
3. Water: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve sustainable water resources management.	Water quality and quantity. Groundwater vulnerability	Protect the quality of water by controlling development likely to adversely affect groundwater, surface water, bathing water, and estuaries quality. Maintain environmentally sustainable supply. Provide sufficient capacity for treatment of wastewater.
4. Landscape To protect and enhance the Islands natural and historic environment and character, and to achieve sustainable	Impact of new development on the AONB and Heritage Coast designations	Conserve and enhance the Isle of Wight AONB in line with its status, purpose and AONB Management Plan, specifically AONB Management Plan Overarching Objectives 1 – 6.
		Protect tranquil areas on the island and avoid risk to them from light and noise pollution and increases in traffic.

Appraisal Criteria	Issue from Baseline	Appraisal Sub-criteria
development within a sensitive landscape		Protect the landscape and settlement character of the Island and ensure that any change in land use does not negatively impact on the existing character of the area.
		Positively enhance landscape and settlement character.
	Impact of new development on the Island's coastline.	Positively contribute to the relevant seascape at both an Island and Southern Marine Plan scale.
5. Archaeology and heritage: To protect and enhance the Islands historic environment and character, and to achieve sustainable development within a sensitive landscape	Potential impact of new development on conservation areas, archaeological sites, historic parks and gardens, scheduled monuments, listed buildings, and other important heritage buildings etc. across the Island. 31 assets on the Island are currently on the Historic England Heritage at Risk Register.	Conserve and enhance the significance of: Listed buildings and conservation areas. Registered Historic Parks and Gardens; Designated archaeological sites such as SAM's Locally Listed assets (includes Buildings and Historic Parks and Gardens); Other non-designated heritage assets (including archaeological sites, monuments, structures, buildings and historic parks and gardens) recorded on the Isle of Wight Historic Environment Record; Maritime and coastal heritage; HEAP & HER Will it provide for increased access to and enjoyment of historic assets?
6. Biodiversity, fauna and flora: To conserve and enhance the Islands biodiversity, fauna and flora	Location and condition of and threats faced by designated sites for wildlife value (international, national and local) Protected species	Avoid net loss, damage to , or fragmentation of designated wildlife sites and the qualifying habitats and species (marine, estuarine, terrestrial and freshwater) Achieve or maintain favourable conservation status for all notified features.
	Biodiversity - determine if the current self-assessment system is working and the subsequent risks are absent/substantially reduced.	Demonstrate a net gain in biodiversity focusing on priority habitats.
	Unauthorised works to trees, woodland & hedges	Protect trees and hedges identified as having a value and reduce any loss.
	Increase woodland in-line with Defra	Increase woodland by 12% cover by 2060

Appraisal Criteria	Issue from Baseline	Appraisal Sub-criteria
	25yr Plan	
7. Soil, geology and land use: To ensure appropriate land use in relation to soil and geological functionality and to improve efficiency in land use.	Use or loss of finite mineral and soil resources.	Protect areas which have value for their mineral resource potential, number of non-mineral related development permitted in MSAs/extent of MSAs sterilised.
		Encourage the remediation and re-use of contaminated and brownfield land.
	Protection and enhancement of sites important for their geological significance.	Protect soils and their functionality in land use planning and sustainably manage soils as a finite multi-functional resource, specifically including best and most versatile agricultural land
8. Climate Change Mitigation To minimise future climate change through reducing emissions of carbon dioxide and other greenhouse gases	Provision of infrastructure to support transition to a low-carbon economy and society	Condition and extent of RIGGS
		Extent of fasted speed internet connectivity
		Availability of local electricity storage
		Provision for electrical vehicle use through charge points
9. Climate Change Adaptation To reduce the risks to people and properties and the environment from the effects of climate change	Vulnerability to flooding and the effects of a changing environment	Sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property.
		Making provision for the natural environment to adapt to coastal squeeze and the ability for habitats to roll-back.
SOCIAL		
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity	Settlement coalescence	Establish the key landscape sensitivities and ways in which settlement coalescence can be prevented in the future.
	Light pollution and Dark Skies	Reduce light pollution and increase darkness. Encourage both development and design that does not impact areas identified as having dark skies.
	Local identity and distinctiveness	Increase the local identity of individual settlements. New investment in the public realm.
	Facilities / sites to support	Provision of and access to cultural facilities.

Appraisal Criteria	Issue from Baseline	Appraisal Sub-criteria
	opportunities for people of the Island to experience cultural diversity	
11. Population: To develop and maintain a balanced and sustainable population structure on the Island.	Island population structure	Support an aging population To achieve a balanced population structure on the Island
	Outward migration of economic active age group	Number of Island residents in further education or training Number of Island residents in full-time employment
12. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm	Incidents of antisocial behaviour associated with the evening economy.	Growing the evening economy while reducing incidents of antisocial behaviour. Number of reported incidents.
13. Health: To improve the health and wellbeing of the population and reduce inequalities in health	A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy	Level and the distribution of affordable housing across the Island
		To ensure there is an equitable distribution of health related services and facilities across the Island.
14. Social Inclusion: To reduce the level and distribution of poverty and social exclusion across the Island	Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.	Provision for a range of flexible accommodation focussed on main areas of deprivation.
	Relatively high house price to income ratio.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met
	Requirement for Gypsy and Traveller sites.	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).
15. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to	Low educational attainment at secondary and post-16 level. Outcomes at the end of early years are below national averages and the performance of more vulnerable	Ensure there is adequate access to education facilities Proportion of schools that are inadequate.

Appraisal Criteria	Issue from Baseline	Appraisal Sub-criteria
acquire the skills they need to find and remain in work	children is poor.	
16. Access: To improve accessibility to all services and facilities	Employment uses that require water access	Number of employment sites with water access, available/occupied
	Condition, capacity and access to all cross-Solent terminals	Maintain variety and access and seek opportunities for improvements
	GI and open space requirements	Provision of open space meeting national requirements to benefit health and wellbeing. Provide opportunities for people to access open spaces and opportunities for contact with nature.
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	Road network is narrow at certain locations and traffic delays can occur at peak times on both the A3055 and A3054	Travel surveys, including travel times and traffic counts.
	Footpaths, cycletracks and rights of way network	Ensure there is adequate access to cross-Solent terminals To ensure access to sustainable transport routes
	Ability of the chain ferry to provide a reliable and affordable service.	Number of days ferry cancelled
	Continued operation of rail line	Length of rail franchise (no. of years), number of rail passengers
18. Employment & Economic Performance: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Island	Impact on the existing road network at peak times of people travelling by car to/from work.	Reduce distances people travel to work. Workplace travel plans
	Marine-related tourism in the Medina Valley	Provision and support for existing and new marine related tourism activities, particularly in relation to Cowes and East Cowes.
	Infrastructure and masterplan of the seafront interchange area (Ryde)	Ryde Masterplan
	Improving The Bay street economy, the general improvement of the	Examine whether further, more localised protection should be afforded to the tourism accommodation stock of The Bay.

Appraisal Criteria	Issue from Baseline	Appraisal Sub-criteria
	urban environment. To expand and improve the tourism offer and experience at Ryde and to make best use of existing tourism-related sites.	Ryde Masterplan

- 5.5 It should be noted that this framework is still being developed and the council realises that gaps exist, particularly with regards to potential targets. However, it is appreciated that targets relevant to the assessment cannot always be identified. The council will continue to work to complete the framework as far as is possible, including any comments from the consultation process that can be usefully applied. Any updates to the framework will then be considered in terms of implications for the SA Assessment Matrix (Appendix 3). It should be recognised that this SA Report is not a 'closed' report but part of a larger assessment process that will develop over time in tandem with the development of the IPS.
- 5.6 Since the draft of the Scoping Report was consulted on with the statutory consultees, Defra has published its 25 Year Plan. Given the purpose of the 25 Year Plan is to set out goals for improving the environment within a generation and leaving it in a better state than before, in the context of sustainability appraisal it is deemed appropriate to test the objectives and appraisal criteria of the SA against the relevant goals and targets of the 25 Year Plan. This has been done and where suggested changes have been identified, amendments have been made to the SA. Appendix 7 of the Scoping Report sets out the compatibility check of relevant Defra 25 Year Plan goals and targets against SA Objectives.
- 5.7 The next section sets out the SA framework and explains how sustainability performance has been assessed.

6. The SA Framework

Assessing Sustainability Performance

- 6.1 Appendix 3 sets out the SA Matrix, developed to comprehensively meet the requirements of the SA Guidance (including the requirements of the SEA Directive¹⁰). The table contains the SA objectives and relevant appraisal questions based on issues and criteria discussed in Sections 4 and 5. The matrix also includes the timescale of the effect and a commentary. These are briefly explained below;
- 6.2 Timing of Effect – Will the effect manifest itself in the short, medium or the long term? In the context of the Island Planning Strategy the short term has been interpreted as being within the first five years of the Plan, the medium term around ten years, and the longer term meaning twenty years and beyond;
- 6.3 Commentary – The commentary text within the matrix and summary text within the report will identify possible mitigation measures, in the form of amendments to policy or inclusion/removal of policy to increase the opportunity for sustainable development. Where a score is indicated as ‘uncertain’ the commentary should identify ways in which this uncertainty could be reduced, for example, through additional data collection or further consultation with experts.
- 6.4 The commentary will identify secondary, cumulative and synergistic effects. Basic definitions of these effects are provided in the ODPM SEA guidance as follows:
- *Secondary or indirect effects are effects that are not a direct result of the plan, but occur away from the original effect or as a result of a complex pathway. Examples of secondary effects are a development that changes a water table and thus affects the ecology of a nearby wetland; and construction of one project that facilitates or attracts other developments.*
 - *Cumulative effects arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects of the plan (e.g. noise, dust and visual) have a combined effect.*
 - *Synergistic effects interact to produce a total effect greater than the sum of the individual effects. Synergistic effects often happen as habitats, resources or human communities get close to capacity. For instance a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the areas too small to support the species at all.*
- 6.5 Consideration will be given to whether the effects are temporary or permanent. Temporary effects can occur for example during the construction of a development. Whilst these are generally short lived, they may occur over several years with larger development schemes. The likelihood of the effects occurring will also be considered.

¹⁰ SEA Regulations Schedule 1 Criteria for Determining the Likely Significance of Effects on the Environment.

- 6.6 Geographical effects will be noted where the effect is felt differentially within, for example different key regeneration areas of the Island, or inside or outside of a settlement. Key sustainability issues particular to settlements within each Regeneration area have also been identified (see Section 4, Table 4.1) in addition to more generic issues.
- 6.7 A number of realistic policy options for the IPS have been considered against each of the SA objectives. This has been undertaken by the IPS team of the Council, informed by the baseline data and evidence and consultation responses gathered as part of the Scoping Report.
- 6.8 There are scores awarded to each policy/option that is assessed. The scores are chosen from the following;

Table 6.1: SA Assessment Scores

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

- 6.9 The next section details the options appraisal stage, which includes;
- testing plan objectives against the SA objectives;
 - how options were identified and considered;
 - how an appraisal of the IPS options was undertaken to understand whether each option was still relevant and further assessment was required.

7. Options Appraisal

Testing Plan Objectives against the SA Objectives

- 7.1 Guidance states that it is important to test the objectives of the plan against the SA objectives. The results of this exercise are set out in Appendix 4.
- 7.2 When the ISP objectives were reviewed against the SA objectives, 7 of the ISP objectives were identified as having potential incompatibilities. The potential incompatibilities are summarised below;

Table 7.1: ISP Objectives v SA Objectives Potential Conflicts

IPS objectives		No. of potential conflicts
3.	The Isle of Wight is a leading UK visitor destination	10
4.	Businesses have the confidence to invest	3
6.	A well-educated and skilled community	1
8.	The community feels safe and the Island is resilient	2
9.	People take responsibility for their own health and wellbeing	1
10.	People have a place to call home and can live with independence	5
12.	A financially balanced and sustainable council	4

- 7.3 Having tested the compatibility of the ISP objectives against the SA objectives and then identifying potential conflicts, the next step was to summarise the potential conflicts and suggest measures to mitigate the identified tensions and conflicts. The tables in Appendix 4 set out the potential mitigation measures and recommended action for the IPS. A summary of the actions identified is provided below.

Table 7.2: Summary of mitigation identified as a result of compatibility analysis

IPS Ref at time of assessment	Recommended action from SA
SGOE7	5. Contribute to creating an all year round tourism offer. Add – that takes full account of potential seasonal significant impacts on protect sites and species.
SGOE6	Add to supporting text; para. 6.96 All proposals that lead to an increase in the evening economy will need to demonstrate how consideration of public safety, disturbance and antisocial behaviour has been taken into account.
HQE6	Add; 4. Consider and balance the relationship between the quality of place, economic, social (including safety and antisocial behaviour) , cultural and environmental characteristics.
CSSHC5; CSSHC6	Amend supporting text; para 8.35 Through its design and use planning policies the council wants to ensure that future development contributes to creating environments that are accessible to all generations (and associated health issues) and by doing so improve residents' health and wellbeing.
CSSHC11	The council recognises the importance of key pieces of infrastructure to the Island, and will support the principle of development that maintains and/or

	improves the current provision of utility infrastructure, including at the following locations: ...
--	--

- 7.4 The recommendations identified against SG0E6 (Supporting and improving our town centres) have led to the drafting of a new policy to deal specifically with the issue raised through the SA process. SG0E8 Supporting the Evening Economy sets out how proposals that help increase activity in town centres during the evenings will be supported as long as they have demonstrated how public safety, disturbance and antisocial behaviour have been taken into account.

Options considered and how they were identified

- 7.4 The SEA Directive sets out the requirements to consider and assess “reasonable alternatives” in preparing plans and programmes. The NPPG stresses the importance of developing and refining options for the Plan and assessing their effects and that forecasting and evaluation of the significant effects should help to develop and refine the proposals in a local plan, demonstrating the iterative relationship between plan assessment and plan development.
- 7.5 On identifying reasonable alternatives the NPPG states this process should lead to the identification of a preferred option(s) and that developing and refining options should include consideration of mitigating any adverse effects, whilst maximising beneficial effects. The selection of alternatives also needs to include the reasons for selecting the preferred approach.
- 7.6 The NPPG states that “Reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made. The alternatives must be realistic and deliverable.”
- 7.7 The start point of both the plan development and options appraisal was to consider the Island Plan Core Strategy, which was adopted in 2012. The first action was to identify those policies to be saved and which policies to be updated or replaced. As can be seen from Table 7.3 the policies identified to be saved all relate to minerals and waste development. These policies have been saved until the IPS Minerals & Waste Plan is adopted.

Table 7.3 Island Plan Core Strategy Policies and their status

Core Strategy Policy	To be saved?	To be updated/replaced?
SP1 Spatial Strategy	No	Yes
SP2 Housing	No	Yes
SP3 Economy	No	Yes
SP3(a) – Horsebridge Hill	No	Yes
SP3(b) – Stag Lane	No	Yes
SP3(c) – East of Pan Lane	No	Yes
SP3(d) – South of Nicholson Road	No	Yes
SP4 Tourism	No	Yes

Core Strategy Policy	To be saved?	To be updated/replaced?
SP5 Environment	No	Yes
SP6 Renewables	No	Yes
SP7 Travel	No	Yes
SP8 Waste	Yes	No
SP9 Minerals	Yes	No
MA1: Crockers Farm	Yes	No
MA2: Lavender Farm	Yes	No
MA3: Cheverton Farm Gravel Pit	Yes	No
MA4: Blackwater Quarry Western Extension	Yes	No
MA5: Cheverton Gravel Pit	Yes	No
MA6: Blackwater Quarry, Land at Great East Standen Farm	Yes	No
AAP1 Medina Valley	No	Yes
AAP2 Ryde	No	Yes
AAP3 The Bay	No	Yes
DM1 Sustainable Build Criteria for New Development	No	Yes
DM2 Design Quality for New Development	No	Yes
DM3 Balanced Mix of Housing	No	Yes
DM4 Locally Affordable Housing	No	Yes
DM5 Housing for Older People	No	Yes
DM6 Gypsies, Travellers and Travelling Showpeople	No	Yes
DM7 Social and Community Infrastructure	No	Yes
DM8 Economic Development	No	Yes
DM9 Town Centres	No	Yes
DM10 Rural Service Centres and the Wider Rural Area	No	Yes
DM11 Historic and Built Environment	No	Yes
DM12 Landscape, Seascape, Biodiversity and Geodiversity	No	Yes
DM13 Green Infrastructure	No	Yes
DM14 Flood Risk	No	Yes
DM15 Coastal Management	No	Yes
DM16 Renewables	No	Yes
DM17 Sustainable Travel	No	Yes
DM18 Cross-Solent Travel	No	Yes
DM19 Waste	Yes	No
DM20 Minerals	Yes	No
DM21 Utility Infrastructure Requirements	No	Yes
DM22 Developer Contributions	No	Yes

7.8 This then left a range of both strategic and development management policies to be considered for either updating or replacing through the plan process and therefore the start point for the consideration of options.

- 7.9 The potential plan options were identified through a combination of the following;
- Responses to previous plan and associated environmental assessment consultation;
 - The evolving evidence base for both the plan and the SA;
 - Informal dialogue with key stakeholders (e.g. Environment Agency, Natural England and Southern Water);

- Council planning officer led workshops, drawing on wider expertise from within the council (e.g. Housing, Development Management, etc.)

7.10 Initially all potential options were identified, regardless of how realistic they were. This was done to ensure all potential opportunities for the development of policies were considered. This was also done knowing that the next stage criteria would filter out those options not likely to be realistic (deliverable). Appendix 5 Options generation and initial screening sets out all the variations on each plan requirement that were considered.

7.11 To identify those options that should be taken further forward for option development and SA appraisal the council used a similar methodology to previous council environmental assessments found sound, drawing on the plan option methodology set out under Principle 8 of the PAS Good Plan Making Guide. This initial screening tested each potential option against the following criteria;

Is the option realistic?

- Does it conform to existing national policy, reflecting the presumption in favour of sustainable development?
- Can it be delivered; is it a realistic option to deliver the objectives of the plan?
- Will it contribute positively to the ISP objectives?

7.12 In order for the option to be carried through to full SA options testing through the SA Matrix the option had to answer positively to each of the 3 screening questions above. The results of this exercise are set out in Appendix 5, with the tables below summarising those potential options taken forward for further consideration.

Table 7.4 Existing policy - viable options taken through to full SA

Core Strategy Policy	Potential Options
SP1 Spatial Strategy – overarching strategy for location of development.	Use existing settlement hierarchy to distribute increased quantum of growth proportionately
	Use an alternative pattern of distribution to existing settlement hierarchy
	Plan for new settlement(s)
	Increase density/site yield, focus on infill and brownfield, do not allow development beyond existing settlement boundaries.
SP2 Housing – sets out criteria to ensure housing targets are met.*	Deliver OAN based upon 2016 household projections (571dpa)
	Exceed OAN based upon 2016 household projections (up to 641dpa)
SP3 Economy – sets out the Island’s approach to economic development and key employment allocation	Plan for employment land provision based on ELS recommendations
	Plan for employment land provision based on ambitious aspirations above the ELS recommendations
SP4 Tourism – sets out the Islands approach to	Only allow high quality tourism proposals. Focus on improving quality of existing tourism areas

Core Strategy Policy	Potential Options
tourism	including conversion/loss.
	Locate tourism-related development within existing settlements
	Impose no spatial restrictions on the location of tourism-related development, but ensure the character of the countryside is respected
SP5 Environment – sets out the Islands approach to the environment.	Seek to protect and conserve and enhance the Islands natural and historic environment.
	Take a more flexible approach to the environment and designations allowing more instances of mitigation.
	Look for greater levels of enhancement to the environment.
SP6 Renewables – sets out the Islands approach to renewable energy provision.	Sets targets and criteria to encourage renewable energy schemes.
SP7 Travel – sets out criteria to support sustainable travel and the use of alternatives to the car.	Supports proposals that increase travel choice, improve air quality, improve key infrastructure particularly key road junctions and travel interchanges.
	Encourage move from road use to alternatives including public transport.
	Do make provision for planned growth through specific provision for key junctions and travel interchanges.
DM1 Sustainable Build Criteria for New 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.
DM2 Design Quality for New Development – sets out a range of urban design criteria for developments to meet.	Focus on high quality and inclusive design.
DM3 Balanced Mix of Housing – covers meeting housing needs and local market across the Island.	Provide an appropriate mix of housing based upon evidence, identified need for a local area and any specialist housing requirements.
DM4 Locally Affordable Housing – sets out criteria covering how affordable housing will be delivered in housing schemes including via contributions.	Provide 35% of the development as on-site affordable housing, based on developments of 15+ units in KRAs and 10+ units elsewhere. Deliver a target mix of 70% affordable housing to be social/affordable rented and 30% for intermediate tenures.
DM5 Housing for Older People	Support development proposals that contribute to the

Core Strategy Policy	Potential Options
– sets targets to meet the housing needs for older people.	identified need of accommodation suitable for older persons, including protection of existing provision.
DM6 Gypsies, Travellers and Travelling Showpeople – sets out provision and criteria for gypsy and traveller accommodation.	Meet the identified need by allocating sufficient sites that meet settlement boundary, accessibility and infrastructure requirements criteria.
DM7 Social and Community Infrastructure – sets out the approach that the council will take in respect of the provision and loss of social and community infrastructure.	Support development proposals that improve cultural, educational, leisure and community facilities and protect existing provision, on a criteria basis.
DM8 Economic Development – provides specific guidance on economic development.	Support growth in economic development including, extension of existing employment sites in sustainable locations, development of clusters focussed within Medina Valley and Ryde, start-up units and room for expansion, sustainably located mixed use developments, rural economic development including farm diversification, conversion and reuse of existing buildings. Resist loss of employment sites.
DM9 Town Centres – provides specific guidance on retail that will be used to consider planning applications.	Sequential and impact based approach focussing retail on existing town centres.
DM10 Rural Service Centres and the Wider Rural Area – approach taken on the provision and loss of retail within villages and rural centres.	Protection of existing retail provision in rural locations with a sequential criterion based approach to the location of new retail.
DM11 Historic and Built Environment – Sets out council approach to the built and historic environment including archaeology, conservation areas, listed buildings and other designations.	Conserves and enhances the Islands historic and built environment through a number of criteria.
DM12 Landscape, Seascape, Biodiversity and	Conserve, enhance and promote the landscape, seascape, biodiversity and geological interest of the Island through a

Core Strategy Policy	Potential Options
Geodiversity – sets out the various ways the council intend to promote and conserve various environmental assets.	number of criteria.
DM13 Green Infrastructure – states the councils aim of enhancing the GI network and linking it to walking and cycling routes.	<p>Provision and protection of GI across the Island, including provision of GI to prevent settlement coalescence, assists in the provision of open space for sport and recreation.</p> <p>A greater level of provision and protection of GI across the Island, including provision of GI to prevent settlement coalescence, assists in the provision of open space for sport and recreation, above evidenced level of need.</p>
DM14 Flood Risk – sets out the council’s approach to development and flood risk.	Expect proposals to reduce the overall and local risk of flooding, primarily through the sequential risk-based approach of the sequential and exceptions test.
DM15 Coastal Management – sets out the councils approach to managing development in areas affected by coastal change.	Criteria approach based upon CCMA’s.
DM16 Renewables – sets out the councils approach to proposals for renewable energy	<p>Criteria approach that includes consideration of viability, landscape and local supply-chain.</p> <p>Identify specific areas appropriate for specific technologies.</p>
DM17 Sustainable Travel – sets out to promote sustainable transport networks on the Island promoting public transport and supporting the Local Transport Plan.	Supports proposals that increase travel choice and provide alternative means of travel to the car.
DM18 Cross-Solent Travel – sets out the council’s approach to proposals at/for cross-Solent terminals.	<p>Criteria based approach to the development of existing terminals, addressing in particular future demand/capacity and any traffic related issues; and requirements for any new terminals.</p> <p>Criteria based approach to the development of new terminals, addressing in particular future demand/capacity and any traffic related issues; and requirements for any new terminals.</p> <p>Criteria based approach to the development of a fixed link (either a bridge or a tunnel, incorporating either road or rail), addressing in particular future demand/capacity and any traffic related issues; and requirements for any new terminals.</p>

Core Strategy Policy	Potential Options
DM21 Utility Infrastructure Requirements – sets out council’s approach to the consideration of utility capacity for new developments.	Support proposals for improvements in provision of utility infrastructure and requirement for new development to demonstrate utility capacity.
DM22 Developer Contributions – sets out where the council will seek contributions to deliver infrastructure to support development.	Secure contributions where development would add to the capacity requirements for infrastructure.

Table 7.5 New policies - viable options taken through to full SA

Potential New Policy	Potential Options
Ensuring Planning Permissions are Delivered	Ensuring Planning Permissions are Delivered
Dark Skies	Dark Skies
	The south western part of the AONB designation
	An area within the south western part of the AONB designation
Improving our Public Realm <i>Explore the multiple variables of these options</i>	Improving our public realm
	Improve existing public realm provision
	Provision of new public realm
Preserving Settlement Identity	Preserving Settlement Identity
	Introduce policy approach that Identifies areas where preserving settlement identity should be considered.
Supporting Rural Economy	Supporting Rural Economy
	Allow for more development that supports economic activity in rural areas
Upskilling the Island	Upskilling the Island
	Improving workforce skills and employability, targeting specific sectors and requiring skills plans
	Improving workforce skills and employability, targeting specific sectors and requiring skills plans with a threshold for requirement.
PSDG1 Our Approach Towards Sustainable Development and Growth	PSDG1 Our Approach Towards Sustainable Development and Growth
PSDG2 Presumption in Favour of Sustainable Development	PSDG2 Presumption in Favour of Sustainable Development

CSSHC3 Improving Our Health and Wellbeing	Provision for a health impact assessment for all applications over 25+ dwellings
	Higher than 25 dwellings requirement
CSSHC4 Health Hub at St Mary's Hospital	Allocate based on evolution of the previous allocation in the Core Strategy SP3(a)
	Don't allocate, but policy that supports healthcare type provision
CSSHC7 Delivering Locality Hubs	Allocates land for locality hubs
CSSHC8 Facilitating a Blue Light Hub	Support delivery of a blue light hub
CSSHC12 Maintaining Key Utility Infrastructure	Recognises the importance of key pieces of infrastructure protection and improvement of existing provision
CSSHC14 Community-led Planning	Recognises the importance of community driven work to assist place-making at the settlement or community level, where this has been endorsed by the council. Development proposals will be expected to demonstrate how they have contributed to the relevant plan.

7.13 The next stage of the assessment process was to consider each policy option against the SA objectives through the SA Matrix. As most of the IPS requirements had multiple options to test the SA Matrix was formatted in such a way as allow assessment of each option of the relevant policy requirement side by side. This assisted in the identification of a preferred approach (in SA terms) for each policy requirement.

SA of ISP Spatial Strategy Options

7.14 Due to both the complexity and significance for both the rest of the SA process and plan development, the options for the spatial strategic approach of the new plan (SP1 Spatial Strategy in the core strategy) has been assessed separately (see Appendix 6).

7.15 From the initial screening exercise 6 different options for delivering the spatial strategy of the IPS had been identified. These were the options assessed as being viable against the screening criteria (see Appendix 5 for further information on the screening criteria) that were then taken forward to full SA assessment.

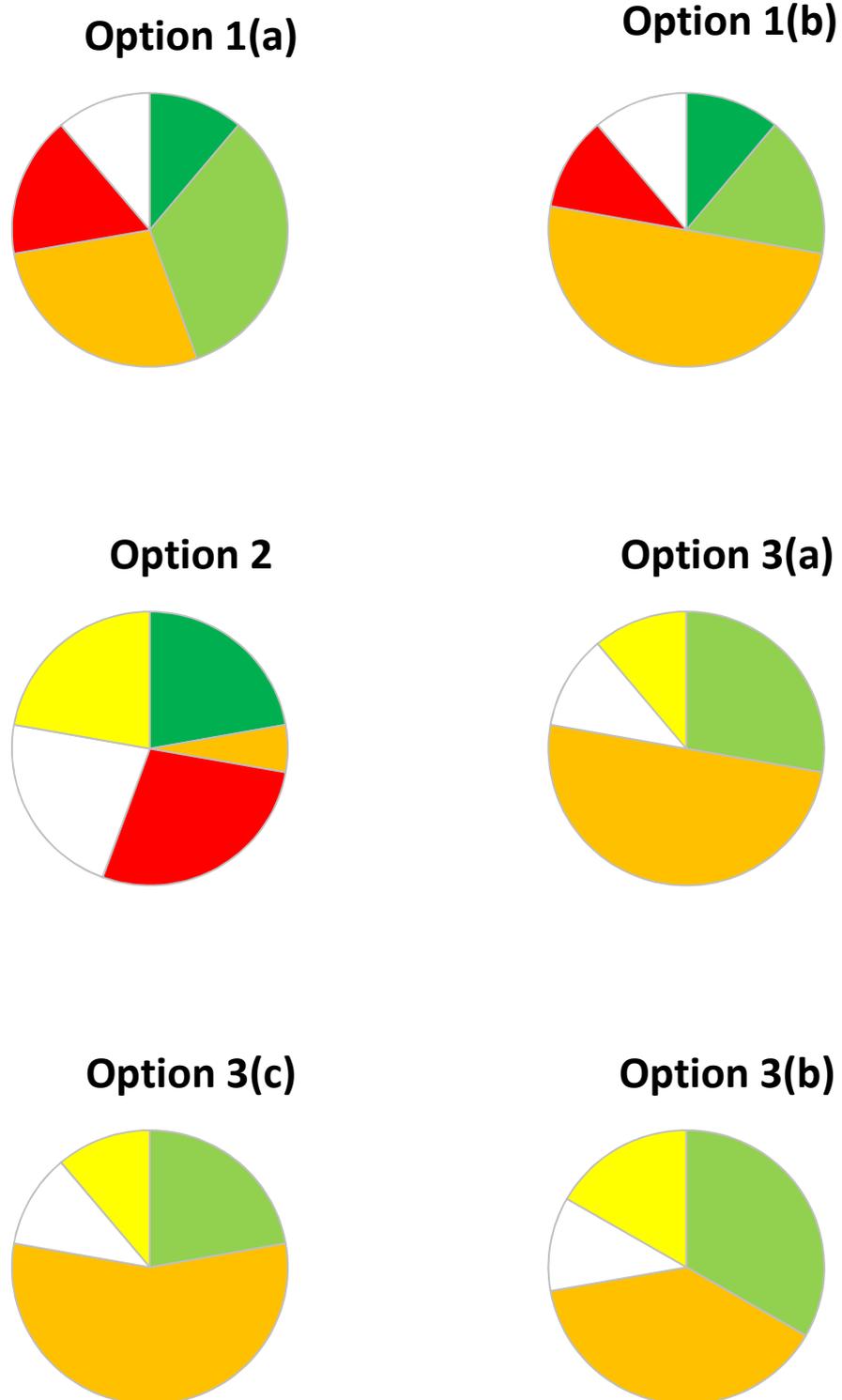
Table 7.6 Spatial Strategy - viable options taken through to full SA assessment

		Spatial Strategy Viable Options
Spatial strategy for development	1(a)	Use existing settlement hierarchy (a)Increase density/site yield
	1(b)	Use existing settlement hierarchy(b)extending settlement boundaries
	2	Creating new communities, New settlement(s)
	3(a)	Growth in locations not previously considered (a)New tier(s) in settlement hierarchy with settlement boundaries

Spatial Strategy Viable Options	
	3(b) Growth in locations not previously considered (b) New tier(s) in settlement hierarchy with allocated sites (no settlement boundary);
	3(c) Growth in locations not previously considered (c) New tier(s) in settlement hierarchy with settlement boundaries and allocated sites.

- 7.16 Following the SA assessment a summary of each options performance is set out together with recommendations on how the option’s performance can either be enhanced or mitigated, identifying particular areas for each option where attention will be needed if the option is taken forward in the plan process.
- 7.17 As is to be expected there was no one spatial option that performed better than the others across all the SA Objectives. Looking at the summary of performance in Table 7.7 and Figure 7.3, some broad conclusions can be drawn, being;
- All of the major impacts, both positive and negative, are from options 1a, 1b and 2;
 - The majority of the negative impacts are in relation to environmental based SA Objectives (as opposed to social or economic) or in other words all of the options perform better against the social and economic SA Objectives;
 - The uniqueness of option 2 is demonstrated in its assessment performance having significantly more major positive and negative impacts
- 7.18 The existing spatial strategy approach in the core strategy is the basis for the variations of option 1, i.e. using the existing settlement hierarchy. However, evidence from the focussed consultation on the adopted plan, the themed work groups and the number of applications in the West Wight and wider rural area suggests that sticking with this approach is not the best option, either in terms of SA or more fundamentally meeting the needs of local communities of the Island. That’s not to say that focussing development in the Island’s main towns is without its merits, but that the opportunity presented by a new plan should include the wider Island so that all communities can benefit from planned development.
- 7.19 The difficult option to deal with is option 2 and the possibilities and challenges a new settlement offers. More than any other option, location will be critical in the performance of this option and it may be more appropriate to remain at a strategic level when it comes to identifying possible areas for growth. Given historic delivery rates and the potential barriers to getting a form of option 2 delivering, this should not be relied upon for either the short or medium term. Even looking to the long term, the number of likely obstacles to delivery (as indicated by the number of major negative impacts in the SA assessment) suggests that this should be a second option, or part of a longer phase of strategic delivery to assist with the other options. However, the availability or otherwise of sites suitable for allocation may make this option more viable.

Figure 7.3 Graphical illustration of each spatial strategy option's performance



- 7.20 The ideal approach for delivery of the spatial strategy would be one that balances out all of the positives from each option, while applying the mitigation identified previously, where relevant. No one spatial option is clearly better than the rest. They all have their merits (and issues). The most sustainable option for a spatial strategy for the Island would be a hybrid that applies the existing settlement hierarchy, but recognises the role Island settlements considered in options 3a, b and c can and should play in the future development and growth on the Island. A new settlement could play a role in the Island's future. There are likely to be many opportunities with planning a settlement that will be much more readily achievable than when dealing with established settlements (for example infrastructure to support future transport, power and communications) but, the issues identified in this assessment should inform any future consideration of taking this option forward.

Table 7.7 Summary of SA performance for each Spatial Strategy Option

	1. Air Quality	2. Coasts	3. Water	4. Landscape & Seascape	5. Archaeology and heritage	6. Biodiversity, fauna and flora	7. Soil, geology and land use	8. Climate change mitigation	9. Climate change adaptation	10. Culture	11. Population	12. Crime and safety	13. Health	14. Social inclusion	15. Education and training	16. Access	17. Material assets	18. Employment & economic prfrm
Option 1(a)	++	--	-	-	--	+	+	~	--	?/+	~	-	-	+	+	-	++	+
Option 1(b)	+	--	-	-	-	-	-	~	--	-	~	-	-	++	+	-	++	+
Option 2	-	++	?/--	--	?	?/--	?/--	++	++	--	~	~	~	~	?	++	?	?
Option 3(a)	?	-	-	-	+	-	-	~	-	+	+	~	+	?	-	+	-	-
Option 3(b)	-	?	-	-	+	+	-	~	?	+	+	~	+	?	-	+	-	-
Option 3(c)	?	-	-	-	-	-	-	~	-	+	+	~	+	?	-	+	-	-

- 7.21 The main outputs from the assessment of the policy options were the identification, in terms of SA performance, of preferred options. Another key output was the identification of mitigation measures to either cancel out potential negative effects or enhance positive ones. The outcomes of the assessment process can be seen in Appendix 7, with all the summaries of each option assessment set out in Appendix 8.
- 7.22 Table 7.8 provides a summary of each identified preferred option and accompanying performance recommendations. It will be for the next stage of plan evolution to consider these recommendations and the next iteration of the SA to demonstrate how the plan has taken account of it's findings.
- 7.23 The process between plan and assessment should be an iterative one, where the development of each informs the other. While informally this has been occurring on a weekly basis through the IPS project team meetings, there are also a number of more formal recognised stages, meeting the Regulation's requirements, where either the SA or the draft plan has informed the other. These include (bold bullet point indicates current phase;
- SA Scoping Report
 - SA compatibility check
 - SA options development
 - Policy options developed through the plan process
 - **Draft SA Report preferred options, mitigation & enhancement measures**
- 7.24 The next section offers conclusions and outlines the next steps for the report.

Table 7.8 Summary Outcomes of SA Options Assessment

Preferred Option	Recommended Mitigation/Enhancement
<p>Balanced Mix of Housing – Provide an appropriate mix of housing based upon evidence, identified need for a local area and any specialist housing requirements.</p>	<p>The effects will be greatest, and therefore effort should be focussed to implement, in areas of deprivation, where people are likely to be some of the most vulnerable members of the local community (The Bay, West Wight, Pan A & B, Newport South B and Newport North B).</p>
<p>Coastal Management – sets out the council’s approach to managing development in areas affected by coastal change through a criteria approach based upon CCMA’s.</p>	<p>To avoid any potential negative impacts the policy will need to be able to accommodate a flexible approach where practical to do so (such as time-limited consents for shorter life-span development, e.g. commercial uses). The policy will need to recognise the need to maintain localised stability in key areas (probably through maintaining defended sections of coast) if it is to address identified uncertainties associated with landfall.</p>
<p>Design Quality for New Development – Sets out a range of urban design criteria for developments to meet, focussing on high quality and inclusive design.</p>	<p>Consideration should be given to minimising the production of waste and pollution. Ensuring new development both takes account of and positively contributes to the environment within which it is set, having particular regard to designated sites, heritage assets and the character of an area. Development is required to be appropriately landscaped to provide an attractive setting that provides open space and integrates with the surroundings. The policy could be strengthened by a more robust requirement to the credibility of the design process and those involved, including relevant accreditation and use of industry standard formats/approaches and assessments.</p>
<p>Developer Contributions – Secure contributions where development would add to capacity requirements for infrastructure.</p>	<p>Only positive effects have been identified and mitigation is not required.</p>
<p>Economic Development – Support growth in economic development including, extension of existing employment sites in sustainable locations, development of clusters focussed within Medina Valley and Ryde, start-up units and room for expansion, sustainably located mixed use developments, rural economic development including farm diversification, conversion and reuse of existing buildings. Resist loss of employment sites.</p>	<p>Rural elements of the policy will need to be checked with a caveat relating to proximity of sustainable modes of transport (including public transport). Acknowledgement that brownfield sites can have a value in terms of wildlife and biodiversity.</p>
<p>Ensuring Planning Permissions are Delivered - Requiring evidence that the scheme is deliverable, suitable and achievable for major development. Previously permitted or soon to expire residential permissions not to be approved unless sufficient evidence is provided that the site is deliverable.</p>	<p>Only positive effects have been identified and mitigation is not required.</p>
<p>Flood Risk – Expect proposals to reduce the overall and local risk of flooding,</p>	<p>Use of the SUDS management train which should help to ensure biodiversity gains. The</p>

Preferred Option	Recommended Mitigation/Enhancement
primarily through the sequential risk-based approach of the sequential and exceptions test	policy would perform better if there was greater certainty of the opportunity for biodiversity gains being taken into account, by referencing such a requirement in policy wording.
Gypsies, Travellers and Travelling Showpeople – Meet the identified need by allocating sufficient sites that meet settlement boundary, accessibility and infrastructure requirements criteria.	In allocating sites consideration is given to: infrastructure requirements, access to facilities and sustainable transport networks, protecting water quality and maintaining a sustainable supply, conservation and enhancement of the AONB, protecting tranquil areas, protecting landscape and settlement character/identity, protecting wildlife and habitats, protecting mineral and soil resources and avoiding development at risk from flooding and the effects of climate change.
Historic and Built Environment – Conserves and enhances the Islands historic and built environment through a number of criteria.	The performance of the policy could be further improved if there was sufficient flexibility to allow the loss of features with no historic merit within heritage assets as long as this led to the further enhancement of the historic context and where relevant provided increase access to and enjoyment of historic assets.
Housing for Older People – Support development proposals that contribute to the identified need of accommodation suitable for older persons, including protection of existing provision	Only positive effects have been identified and mitigation is not required.
Landscape, Seascape, Biodiversity and Geodiversity – Conserve, enhance and promote the landscape, seascape, biodiversity and geological interest of the Island through a number of criteria	Protection of both species and habitats will need to be flexible in order to be able to allow adaptation to the changing dynamics that are being brought about by climate change. The policy should pick up on the potential issue of increasing the appeal of the Island in terms of tourism to extended seasons or even year-round, will need to be done without any impact on protected environmental features that rely on the current off-season, such as the SPA designation for over-wintering birds. While the focus to date has been the coastal zone, there will need to be an awareness of the actual and likely future impacts of climate change on terrestrial habitats and species. Access to nature will need to be managed so as to ensure no detrimental effects on habitats and wildlife.
Locally Affordable Housing – Provide 35% of the development as on-site affordable housing, based on developments of 15+ units in KRAs and 10+ units elsewhere. Deliver a target mix of 70% affordable housing to be social/affordable rented and 30% for intermediate tenures.	The policy could be enhanced if consideration of affordable housing could also include it's efficiency so that technologies that lead to cheaper running costs and more affordable living are part of helping make life more affordable for the poorest and most deprived.
Preserving Settlement Identity - Preserving Settlement Identity by preventing development in certain areas/gaps that would impact upon separation,	Only positive effects have been identified and mitigation is not required.

Preferred Option	Recommended Mitigation/Enhancement
boundaries drawn widely.	
Renewables – Sets targets and criteria to encourage renewable energy schemes	Impacts should be avoided, minimised or mitigated when planning for such schemes. The renewable energy policy will need to make the links, such as through requirements, to ensure all opportunities for such added value are taken advantage of, e.g. Contributing to the availability of local electricity storage, provision for electrical vehicle charge points and supporting supply chains associated with renewable energy.
Rural Service Centres and the Wider Rural Area – Protection of existing retail provision in rural locations with a sequential criterion-based approach to the location of new retail.	Retail uses traditional involve lit frontages and advertising and this will need to be appropriately managed within sensitive rural areas, particularly the AONB and dark skies proposed designation.
Social and Community Infrastructure – Support development proposals that improve cultural, educational, leisure and community facilities and protect existing provision, on a criteria basis.	Only positive effects have been identified and mitigation is not required.
Supporting Rural Economy – Allow for more development that supports economic activity in rural areas	Consideration of a green travel plan; this should be particularly focussed on businesses likely to generate trips. Consideration of low impact development, sympathetic to the rural context and a green travel plan; this should be particularly focussed on businesses likely to generate trips. Consideration of low impact development, sympathetic to the rural context and a requirement to enhance local biodiversity, both through the development itself and contributions to habitat enhancement. Consideration of any guidance on MSAs, including use of resource before its sterilised.
Sustainable Build Criteria for New Development – Measures to reduce the consumption of natural resources and to help deliver targets for reducing carbon emissions	Only positive effects have been identified and mitigation is not required.
Sustainable Travel – Supports proposals that increase travel choice and provide alternative means of travel to the car.	Further benefit could be gain by seeking to identify where sustainable transport routes could form ecological corridors to link existing wildlife sites. The policy could provide further positive impacts if consideration was given to the possibility of local electricity storage as part of the vehicle charging point network.
Town Centres – Sequential and impact-based approach focussing retail on existing town centres	Redevelopment of any commercial core or high street generally tends to be piecemeal, so a guide on design and form would help to mitigate these impacts and possibly even lead to improvements through a coherent, consistent set of design guidelines, sympathetic to the historic elements and local vernacular.
Utility Infrastructure Requirements – Support proposals for improvements in	Where the new infrastructure has the potential to be visually prominent measures to

Preferred Option	Recommended Mitigation/Enhancement
provision of utility infrastructure and requirement for new development to demonstrate utility capacity	mitigate should be sought as far as reasonably possible. The nature of the infrastructure involved, implementation and whether full account has been given to all sensitive receptors will determine the level of impact. These impacts can be mitigated for within the policy if reference is made to consideration being given to potential impacts. Mitigation will be dependent on the existing baseline (for example removal of obsolete infrastructure may provide significant benefits to the historic environment if done sensitively).
Cross-Solent Travel – Criteria based approach to the development of existing terminals, addressing in particular future demand/capacity and any traffic related issues; and requirements for any new terminals.	Allowing development that avoids negative impacts on landscapes and seascapes, wildlife, geodiversity and the effects of climate change (including flooding) will require detailed consideration. It is likely that environmental statements and habitat regulations assessment will be required, especially for new terminals.
Creation of an area of ‘Dark Skies’ - measures to reduce light pollution from new development. An area within the south western part of the AONB designation.	Balance will need to be struck between reduced lighting and safety in the public realm, e.g. sustainable transport network.
Economy - Plan for employment land provision based on ELS recommendations	Uncertainties associated with the preferred option can be addressed by adding spatial criteria, such as using the settlement boundary.
Environment - Look for greater levels of enhancement to the environment.	Approach to enabling greater access to nature while not compromising designated sites or species will need detailed consideration, potentially through site access management and/or provision of less sensitive/more robust green spaces.
Green Infrastructure - A greater level of provision and protection of GI across the Island, including provision of GI to prevent settlement coalescence, assists in the provision of open space for sport and recreation, above evidenced level of need.	Uncertain and potentially negative impacts associated with employment and economic growth has been identified due to whether creation of GI is viable above the evidenced need. This can be overcome by ensuring development provides enhanced GI within the context of its scale and surroundings.
Housing - Exceed OAN based upon 2016 household projections (up to 641dpa)	On site mitigation will be required to ensure impacts to water resources are neutral.
Improving our Public Realm - Scheme to respond to the context of individual areas	No negatives have been identified for the preferred approach and mitigation is not required.
Renewables - Criteria approach that includes consideration of viability, landscape and local supply-chain	No adverse impacts have been identified and therefore mitigation is not required.
Tourism - Focus on improving quality of existing tourism areas including conversion/ loss and allow high quality tourism proposals.	Negative effects are uncertain as it will depend on the location of development. Therefore, impacts can be mitigated by appropriately locating tourism development.
Travel - Supports proposals that increase travel choice, improve air quality, improve key infrastructure particularly key road junctions and travel	Policy setting out approach to Seascape, including further definition of what this means and how to take it into account when developing in sensitive settings, such as ferry

Preferred Option	Recommended Mitigation/Enhancement
interchanges.	terminals and travel interchanges. Design brief or requirement for the future development of terminals and interchanges where they are visually prominent and in sensitive (in seascape term) locations to be of a high standard, appropriate and positively contributing to the visual experience of the relevant vistas. When considering proposals for transport infrastructure in locations vulnerable to coastal change, particularly where the defence of such infrastructure would lead to the loss of important habitat as a result of coastal squeeze consideration should be given to the provision of setting back from the existing line of defence and/or construction measures that provide as far as is reasonably possible, structures to provide additional habitat and refuges (such as vertipools etc). The council will expect evidence of how materials and structures have been selected to work within the existing environment and habitats.
Upskilling the Island - Improving workforce skills and employability, targeting specific sectors and requiring skills plans with a threshold for requirement.	No negative impacts have been identified however the performance of the policy options could be further enhanced if a link/reference was made to skills required in the marine sector in order to sustain and grow this area of the Islands economy.
Our Approach Towards Sustainable Development and Growth	Suggested measures to further enhance the performance of the policy include; <ul style="list-style-type: none"> - the bridge across the River Medina study includes relevant SA Objectives or even employs the SA framework to better understand the implications of such an option - Make reference to development that is efficient in use of resources. - Make reference to environmental enhancement in addition to mitigation. - Include reference to linking and providing access to green space reference to delivering the council's regeneration strategy
Presumption in Favour of Sustainable Development	No potential adverse effects were identified and therefore no mitigation has been suggested.
Community-led Planning	No potential adverse effects were identified and therefore no mitigation has been suggested.
Maintaining Key Utility Infrastructure	No potential adverse effects were identified and therefore no mitigation has been suggested.
Facilitating a Blue Light Hub	No potential adverse effects were identified and therefore no mitigation has been suggested.
Delivering Locality Hubs	No potential adverse effects were identified and therefore no mitigation has been suggested.

Preferred Option	Recommended Mitigation/Enhancement
Health Hub at St Marys	No potential adverse effects were identified and therefore no mitigation has been suggested.
Improving Our Health and Wellbeing	No potential adverse effects were identified and therefore no mitigation has been suggested.

8. Conclusion and Next Steps

- 8.1 This draft SA Report presents the findings of the SA assessment (Stage B) to date, undertaken for the SA of the Island Strategic Plan. It follows closely the advice and guidance provided by the UK Government and has been prepared to meet the relevant requirements outlined within the NPPG Table 'The Strategic Environmental Assessment Regulations requirements checklist'.
- 8.2 The assessment of the various policy options has helped to identify the preferred options to be used in the draft plan, and the identified mitigation and enhancement measures will assist in improving the performance of the IPS in terms of sustainability. The SA process has had a significant impact on the plan, both informing policy and leading to the creation of new policy, which without the assessment would not have happened.
- 8.3 Once the consultation on both this SA Report and accompanying Island Strategic Plan documents has ended (midday Monday 28th January 2019) all responses will be considered and where appropriate changes and amendments made to both the assessment and plan. Once the final version of the policies in the plan has been drafted these will be subject to a final round of sustainability appraisal to ensure that any changes made have not negatively affected the plan. Both a summary and detailed assessment of the Plan Policy Appraisal will be included in the final SA Report.
- 8.4 The final appraisal process will be reported within the SA Report which will be published for consultation at the same time as the Submission IPS.

Appendix 1: The Strategic Environmental Assessment Regulations Requirements Checklist¹¹

Strategic Environmental Assessment Regulations requirements checklist	Where this is met in the SA Report
<p>Preparation of environmental report (regulation 12)</p> <p>Preparation of an environmental report that identifies describes and evaluates the likely significant effects on the environment of implementing the plan or programme and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme (regulation 12(2)).</p> <p>The report shall include such of the information referred to in Schedule 2 as may reasonably be required, taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in the process to avoid duplication of the assessment (regulation 12(3)). Information may be provided by reference to relevant information obtained at other levels of decision-making or through other EU legislation (regulation 12 (4)).</p> <p>When deciding on the scope and level of detail of information to be included in the environmental report the consultation bodies should be consulted.</p>	<p>This report and its appendices.</p> <p>Sections 1, 3, 4, 5, 6 & 7 all contribute to meeting the requirements of Schedule 2. However, points 9 and 10 of the Schedule will be met in the final SA Report.</p> <p>Appendix 2 SA Scoping Report</p>
<p>The information referred to in Schedule 2 is:</p> <p>a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes.</p>	<p>SA Report Section 1, 1.1 – 1.4, 1.19 – 1.29, Section 3, 3.2 – 3.15 SA Scoping Report Appendix 3</p>
<p>b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.</p>	<p>SA Report Sections 3 & 4, Table 4.1 SA Scoping Report Appendix 4</p>
<p>c) The environment characteristics of areas likely to be significantly affected.</p>	<p>SA Report Section 4, 5, Table 5.1</p>
<p>d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 2009/147/EC (Conservation of Wild Birds) and 92/43/EEC (Habitats Directive).</p>	<p>SA Report Section 4. SA Scoping Report Appendix 4</p>
<p>e) The environmental protection objectives, established at international, Community or national level, 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.</p>	<p>SA Scoping Report Sections 3 & 4, and Appendix 3, 7 & 8</p>

¹¹ Downloaded from National Planning Practice Guidance, [Strategic environmental assessment and sustainability appraisal](#), Downloaded 27th November 2018

<p>f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscapes and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.</p>	<p>SA Report Section 7 Options Appraisal and Appendix 6 AAP Policy Options SA Assessment Matrix for all three AAPs.</p>
<p>g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.</p>	<p>SA Report Section 7 Options Appraisal and Appendix 6 ISP SA Spatial Strategy Options and Appendix 7</p>
<p>h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.</p>	<p>SA Report Section 7, Appendix 5, 6 and 7</p>
<p>i) A description of measures envisaged concerning monitoring in accordance with regulation 17.</p>	<p>To be completed for the next version of the SA Report following consultation.</p>
<p>j) A non-technical summary of the information provided under the above headings.</p>	<p>To be completed for the next version of the SA Report following consultation.</p>
<p>Consultation procedures (regulation 13) As soon as reasonably practicable after their preparation, the draft plan or programme and environmental report shall be sent to the consultation bodies and brought to the attention of the public, who should be invited to express their opinion. The period within which opinions must be sent must be of such length as will ensure an effective opportunity to express their opinion.</p>	<p>SA Report page 4 <i>How to Comment on this Report</i>, Section 2 2.3 – 2.9, Section 8</p>
<p>Information as to adoption of plan or programme (regulation 16) As soon as reasonably practicable after the plan or programme is adopted, the consultation bodies, the public and the Secretary of State (who will inform any other EU Member States consulted) shall be informed and the following made available:</p> <ul style="list-style-type: none"> • the plan or programme adopted • the environmental report • a statement summarising: 	<p>To be completed following plan adoption.</p>
<p>(a) how environmental considerations have been integrated into the plan or programme;</p>	

<p>(b) how the environmental report has been taken into account; (c) how opinions expressed in response to: (i) the invitation referred to in regulation 13(2)(d); (ii) action taken by the responsible authority in accordance with regulation 13(4), have been taken into account; (d) how the results of any consultations entered into under regulation 14(4) have been taken into account; (e) the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and (f) the measures that are to be taken to monitor the significant environmental effects of the implementation of the plan or programme. (regulation 16)</p>	
<p>Monitoring of implementation of plans or programmes (regulation 17) Monitoring of significant environmental effects of the plan's or programme's implementation with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action (regulation 17 (1)). Monitoring arrangements may comprise or include arrangements established for other purposes (regulation 17 (2)).</p>	<p>To be completed for the next version of the SA Report following consultation.</p>

Appendix 2: SA Scoping Report (October 2015)

Please note that due to the size of Appendix 2 this is a separate attachment.

Appendix 3: IPS SA Assessment Matrix

Policy					
SA Objectives	Appraisal Questions	Timescale			Commentary/Explanation (to include secondary, cumulative and synergistic effects)
		Short	Medium	Long	
1. Air Quality: To reduce air quality pollution and ensure air quality continues to improve	<ul style="list-style-type: none"> - Does it reduce the amount of congestion on the Island's roads? - Does it increase the proportion of people using public transport, cycling and walking? - Does it reduce number of car trips? 				<p>Commentary</p> <p>Temporary/Permanence:</p> <p>Likelihood of effect:</p> <p>Geographical effect:</p>
2. Coasts: To protect the Islands coastline and minimise the risk to people and property from coastal erosion and flooding	<ul style="list-style-type: none"> - Does it reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity? - Does it promote protection, restoration and enhancement of coastal zone (including protected sites for nature conservation) by seeking to sustain natural systems and processes including opportunities identified within the Shoreline Management Plan for managed retreat of the coastline, where defence is no longer economically viable or sustainable? 				<p>Commentary</p> <p>Temporary/Permanence:</p> <p>Likelihood of effect:</p> <p>Geographical effect:</p>
3. Water	<ul style="list-style-type: none"> - Does it help to protect the quality 				Commentary

Policy					
SA Objectives	Appraisal Questions	Timescale			Commentary/Explanation (to include)
To reduce impact on the environment from water use	<p>of water by controlling development likely to adversely affect groundwater, surface water, bathing water, and estuaries quality?</p> <ul style="list-style-type: none"> - Does it help to maintain environmentally sustainable supply? - Does it help to provide sufficient capacity for treatment of wastewater? 				<p>Temporary/Permanence:</p> <p>Likelihood of effect:</p> <p>Geographical effect:</p>
<p>4. Landscape & Seascape: To protect and enhance the Islands natural and historic environment and character, and to achieve sustainable development within a sensitive landscape</p>	<ul style="list-style-type: none"> - Does it contribute to the conservation and enhancement of the AONB in line with its status, purpose and management plan? - Does it help to protect tranquil areas on the island and avoid risk to them from light and noise pollution and increases in traffic? - Does it help to protect the landscape and settlement character of the Island and ensure that any change in land use does not negatively impact on the existing character of the area? - Does it positively enhance landscape and settlement character? - Does it positively contribute to the relevant seascape at both an Island 				<p>Commentary</p> <p>Temporary/Permanence:</p> <p>Likelihood of effect:</p> <p>Geographical effect:</p>

Policy					
SA Objectives	Appraisal Questions	Timescale			Commentary/Explanation (to include)
	and Southern Marine Plan scale?				
5. Archaeology and heritage: To protect and enhance the Islands historic environment and character, and to achieve sustainable development within a sensitive landscape	<ul style="list-style-type: none"> - Does it contribute to the conservation and enhancement of designated and non-designated heritage assets? - Will it provide for increased access to and enjoyment of historic assets? 				<p>Commentary</p> <p>Temporary/Permanence:</p> <p>Likelihood of effect:</p> <p>Geographical effect:</p>
6. Biodiversity, fauna and flora: To conserve and enhance the Islands biodiversity, fauna and flora	<ul style="list-style-type: none"> - Does it avoid net loss, damage to, or fragmentation of designated wildlife sites and the qualifying habitats and species? - Does it achieve or maintain favourable conservation status for all notified features? - Can it demonstrate a net gain in biodiversity focusing on priority habitats? - Does it protect trees and hedges identified as having a value and reduce any loss? - Does it contribute to an increase in woodland? 				<p>Commentary</p> <p>Temporary/Permanence:</p> <p>Likelihood of effect:</p> <p>Geographical effect:</p>
7. Soil, geology and land use: To ensure appropriate land use in relation to soil and geology functionality and to improve efficiency in land use.	<ul style="list-style-type: none"> - Does it protect areas which have value for their mineral resource potential, number of non-mineral related development permitted in MSAs/extent of MSAs sterilised? 				<p>Commentary</p> <p>Temporary/Permanence:</p> <p>Likelihood of effect:</p>

Policy					
SA Objectives	Appraisal Questions	Timescale			Commentary/Explanation (to include)
	<ul style="list-style-type: none"> - Does it encourage the remediation and re-use of contaminated and brownfield land? - Does it protect soils and their functionality in land use planning and sustainably manage soils as a finite multi-functional resource, specifically including best and most versatile agricultural land? - Does it positively contribute to the conservation and enhancement of RIGGS? 				Geographical effect:
8. Climate Change Mitigation To minimise future climate change through reducing emissions of carbon dioxide and other greenhouse gases	<ul style="list-style-type: none"> - Does it contribute to extent of fastest speed internet connectivity? - Does it contribute to the availability of local electricity storage? - Does it make provision for electrical vehicle use through charge points? - Does it support supply chains associated with renewable energy? 				Commentary Temporary/Permanence: Likelihood of effect: Geographical effect:
9. Climate Change Adaptation To reduce the risks to people and properties from the effects	<ul style="list-style-type: none"> - Does it avoid development at risk from flooding and the effects of climate change? 				Commentary Temporary/Permanence:

Policy					
SA Objectives	Appraisal Questions	Timescale			Commentary/Explanation (to include)
of climate change	- Does it make provision for the natural environment to adapt to coastal squeeze and the ability for habitats to roll-back?				Likelihood of effect: Geographical effect:
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity	<ul style="list-style-type: none"> - Does it help prevent settlement coalescence? - Does it reduce light pollution and increase darkness? - Does it encourage both development and design that does not impact areas identified as having dark skies? - Does it increase the local identity of individual settlements? - Does it encourage new investment in the public realm? - Does it contribute to the provision of and access to cultural facilities? 				Commentary Temporary/Permanence: Likelihood of effect: Geographical effect:
11. Population: To develop and maintain a balanced and sustainable population structure on the Island.	<ul style="list-style-type: none"> - Does it support an aging population? - Does it contribute to achieving a balanced population structure on the Island? - Does it contribute to the number of Island residents in further education or training? - Does it contribute to the number of Island residents in full-time 				Commentary Temporary/Permanence: Likelihood of effect: Geographical effect:

Policy					
SA Objectives	Appraisal Questions	Timescale			Commentary/Explanation (to include)
	employment?				
12. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm	- Does it contribute to reducing antisocial behaviour associated with the evening economy?				Commentary Temporary/Permanence: Likelihood of effect: Geographical effect:
13. Health: To improve the health and wellbeing of the population and reduce inequalities in health	- Does it increase levels and distribution of affordable housing across the Island? - Does it contribute to equitable distribution of health related services and facilities across the Island?				Commentary Temporary/Permanence: Likelihood of effect: Geographical effect:
14. Social Inclusion: To reduce the level and distribution of poverty and social exclusion across the Island	- Does it make provision for a range of flexible accommodation focussed on main areas of deprivation? - Does it ensure that sub housing market area needs are being met? - Does it meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches)?				Commentary Temporary/Permanence: Likelihood of effect: Geographical effect:
15. Education and training: To raise educational	- Does it provide adequate access to education facilities?				Commentary

Policy					
SA Objectives	Appraisal Questions	Timescale			Commentary/Explanation (to include
achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work	<ul style="list-style-type: none"> - Does it contribute to the improvement in standard of education facilities? - Does it help to develop skills related to marine activities on the Island? 				Temporary/Permanence: Likelihood of effect: Geographical effect:
16. Access: To improve accessibility to all services and facilities	<ul style="list-style-type: none"> - Does it contribute to the number of employment sites with water access, available/occupied? - Does it help to maintain variety and access to all cross-Solent terminals and seek opportunities for improvements? - Does it make provision for open space (meeting national requirements) to benefit health and wellbeing? - Does it provide opportunities for people to access open spaces and opportunities for contact with nature? 				Commentary Temporary/Permanence: Likelihood of effect: Geographical effect:
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	<ul style="list-style-type: none"> - Does it contribute to a reduction in travel times and traffic delays? - Does it contribute to ensuring adequate access to cross-Solent terminals? - Does it contribute to ensuring access to sustainable transport routes? 				Commentary Temporary/Permanence: Likelihood of effect: Geographical effect:

Policy					
SA Objectives	Appraisal Questions	Timescale			Commentary/Explanation (to include)
	<ul style="list-style-type: none"> - Does it contribute to the maintenance of a regular and reliable Medina crossing? - Does it contribute to the continued operation of the railway? - Does it avoid, minimise or mitigate any significant adverse impacts on infrastructure landfall sites? 				
<p>18. Employment & Economic Performance: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Island</p>	<ul style="list-style-type: none"> - Does it help to reduce distances people travel to work? - Does it make provision and support for existing and new marine related employment (including tourism activities), particularly in relation to Cowes and East Cowes? - Does it contribute to the regeneration of the seafront interchange area of Ryde seafront? - Does it contribute to the general improvement of the urban environment and the Bay economy? - Does it help to expand and improve the tourism offer and experience through higher quality, reduced seasonality and 				<p>Commentary</p> <p>Temporary/Permanence:</p> <p>Likelihood of effect:</p> <p>Geographical effect:</p>

Policy					
SA Objectives	Appraisal Questions	Timescale			Commentary/Explanation (to include
	protection of the Islands environmental assets?				

Appendix 4: Compatibility Assessment of the IPS Objectives against the SA Objectives

This Appendix sets out how the SA objectives were tested for compatibility against both themselves and the Island Planning Strategy (IPS) objectives. It is important that the IPS objectives are in accordance with sustainability principles. The compatibility testing process allows the potential for refining IPS objectives as well as identifying options. Where there is conflict between objectives, the LPA will need to reach a decision on priorities.

The SA objectives set out in Section 5 have been further evolved to reflect updated baseline and issues as a consequence of consultation and plan development. The set of SA objectives used in the IPS assessment are set out in Appendix 3 SA Assessment Matrix. Guidance (ODPM 2005) recommends testing the compatibility of the Plan objectives against the SA objectives. This Appendix provides an assessment of the Island Plan IPS – Proposed Objectives.

A compatibility assessment helps to highlight if some issues may conflict with each other. For example an objective relating to the economy may conflict with some of the environmental objectives. If conflicts are found that is not to say that the objectives require changing, it simply highlights where consideration may need to be given in the Plan to how any potential conflicts could be addressed through mitigation.

SA Objectives

The SA Objectives as presented in Appendix 3 of the SA Report are listed below.

SA Theme	SA Objectives
1. Air Quality:	To reduce air quality pollution and ensure air quality continues to improve
2. Coasts:	To protect the Islands coastline and minimise the risk to people and property from coastal erosion and flooding
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:	To protect and enhance the Islands natural and historic environment and character, and to achieve sustainable development within a sensitive landscape
5. Archaeology and heritage:	To protect and enhance the Islands historic environment and character, and to achieve sustainable development within a sensitive landscape
6. Biodiversity, fauna and flora:	To conserve and enhance the Islands biodiversity, fauna and flora
7. Soil, geology and land use	To ensure appropriate land use in relation to soil and geological functionality and to improve efficiency in land use.
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, properties and the environment from the effects of climate change

SA Theme	SA Objectives
10. Culture:	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 wellbeing 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
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 & Economic Performance	To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Island.

Compatibility Assessment

The following table below sets out the compatibility matrix of the IPS objectives against the SA objectives.

Legend	
✓	Compatible
x	Potentially Incompatible
N	Neutral

Conflict Analysis

The following IPS objectives were identified as having potential conflicts with the SA objectives;

IPS objectives		No. of potential conflicts
3.	The Isle of Wight is a leading UK visitor destination	10
4.	Businesses have the confidence to invest	4
6.	A well-educated and skilled community	1
8.	The community feels safe and is the Island is resilient	2
9.	People take responsibility for their own health and wellbeing	1
10.	People have a place to call home and can live with independence	5
12.	A financially balanced and sustainable council	4

Having tested the compatibility of the ISP objectives against the SA objectives and then identifying potential conflicts, the next step was to summarise the potential conflicts and suggest measures to mitigate the identified tensions and conflicts. The following tables summarise the conflicts and suggested mitigation measures for each IPS objective.

IPS Objectives	The Isle of Wight is a leading UK visitor destination
SA Objectives Potential Conflicts (11)	Air Quality, Water, Landscape, Archaeology, Biodiversity, Soil, Climate Mitigation, Population, Crime & Safety, Health, Material Assets
<p>Summary of potential conflicts</p> <p>Increasing the number of visitors to the Island will, either directly or indirectly, generate impacts on the natural resources of the Island. Increasing the number of visitors will increase the demand for water, will impact air quality and CO2 emissions (Climate Mitigation), particularly in relation to the use of road transport. There is also the potential for impacts on those assets of the Island that attract tourists, including, Landscape, Archaeology, Biodiversity and Soil.</p> <p>Increasing visitor numbers to the Island could lead to a further exaggeration of the seasonality of tourism, leading to increasing incidents of the indigenous population having to tolerate or compete with visitors for various elements of Island life. Increasing the number of visitors is likely to lead to an increase in the incidents of antisocial behaviour associated with the evening economy and may also put additional demands on the Islands healthcare infrastructure. Key junctions are already identified as being close to or at capacity and increases in tourism related traffic is likely to exacerbate these capacity issues.</p>	
<p>Potential mitigation measures</p> <ul style="list-style-type: none"> • Extend the tourism season to help spread the demand load and impacts, being aware of the impacts this may generate, in particular with designations important for this period (e.g. SPA for over-wintering birds). • Ensure tourism development proposals are sensitive to the potential for impacts on the physical infrastructure of the Island, with particular attention to designations associated with landscape, the historic environment, biodiversity and geodiversity. • Increase capacity at key critical junctions and support alternative forms of transport to the private motor vehicle. • Develop a strategy with relevant key stakeholders on how to safely grow the evening economy, minimising the risks of antisocial behaviour an associated issues. 	

IPS Objectives	Businesses have the confidence to invest
SA Objectives Potential Conflicts (4)	Air Quality, Water, Soil, Material assets
<p>Summary of potential conflicts Expanding/new employers will place additional demands on water (both supply and disposal) and soil in terms of siting new premises on greenfield sites. There may be impacts on air quality through increased road transport and additional capacity requirements on the transport network, including cross-Solent. There may also be increased demand on utility provision and housing for employees.</p>	
<p>Potential mitigation measures</p> <ul style="list-style-type: none"> • Seek the highest possible standards of water efficiency. Promote water neutral development that includes the management of rainwater and greywater on site. • Take a brownfield first approach, looking to regenerate areas previously developed. • Increase capacity at key critical junctions and support alternative forms of transport to the private motor vehicle. • Promote the investment in ferry terminals and transport hubs. • Enable proposals that are green, seeking sustainable energy supplies. • Enable the provision of high-speed broadband infrastructure. • Ensure there is alignment between areas of growth in employment and education and training providers on the Island so that there is an increased likelihood of employers being able to employ Island residents. 	

IPS Objectives	A well-educated and skilled community
SA Objectives Potential Conflicts (1)	Material assets
<p>Summary of potential conflicts Likely lead to increased mobility and travel requirements, which in turn will impact on existing transport network, particularly those areas as already identified as being close to or at capacity in terms of highway junctions.</p>	
<p>Potential mitigation measures</p> <ul style="list-style-type: none"> • Increase capacity at key critical junctions and support alternative forms of transport to the private motor vehicle. • Promote the investment in ferry terminals and transport hubs. • Enable the provision of high-speed broadband infrastructure. 	

IPS Objectives	The community feels safe and is the Island is resilient
SA Objectives Potential Conflicts (2)	Archaeology, Population
<p>Summary of potential conflicts There is potential conflict between the objective of creating spaces that minimise opportunities for crime with an approach to design that is sympathetic to existing heritage assets. The perception of safe will not be uniform across the community, for example how younger generations wish to live and use space may feel threatening to older generations. There are likely to be tensions between the measures taken to make the Island more attractive to younger people as a place to live and work, with those older generations, particularly those of retirement age.</p>	
<p>Potential mitigation measures</p>	

<ul style="list-style-type: none"> Careful consideration needs to be given to a set of design criteria that is both sympathetic to the Islands historic assets while at the same time ensuring neither younger nor older age groups are discriminated against, but rather positively planned for. Encouraging growth of the evening economy will need to take these factors into account. The hierarchy of historic environment designations should be applied.

IPS Objectives	The community feels safe and is the Island is resilient
SA Objectives Potential Conflicts (2)	Archaeology, Population
<p>Summary of potential conflicts</p> <p>There is potential conflict between the objective of creating spaces that minimise opportunities for crime with an approach to design that is sympathetic to existing heritage assets. The perception of safe will not be uniform across the community, for example how younger generations wish to live and use space may feel threatening to older generations. There are likely to be tensions between the measures taken to make the Island more attractive to younger people as a place to live and work, with those older generations, particularly those of retirement age.</p>	
<p>Potential mitigation measures</p> <ul style="list-style-type: none"> Careful consideration needs to be given to a set of design criteria that is both sympathetic to the Islands historic assets while at the same time ensuring neither younger nor older age groups are discriminated against, but rather positively planned for. Encouraging growth of the evening economy will need to take these factors into account. The hierarchy of historic environment designations should be applied. 	

IPS Objectives	People have a place to call home and can live with independence
SA Objectives Potential Conflicts (5)	Coasts, Water, Soil, Climate Mitigation, Material Assets
<p>Summary of potential conflicts</p> <p>All of the Island’s main settlements are located next to water (either coastline or estuary) therefore the intent to provide more homes is likely to cause locational conflicts with Coasts, further driven by the desire to live in such locations and the potentially higher return of building homes with locations close to water/coast, which could also cause conflict with measures associated with climate mitigation by increasing either or both the number of people at risk and the severity/significance of that risk in terms of increasing levels of flooding associated with climate change. Additional homes will draw on water resources and greenfield sites will have an impact on the Island’s soils. There are also likely to be increases in road use/traffic putting additional stress on key critical junctions of the highway network.</p>	
<p>Potential mitigation measures</p> <ul style="list-style-type: none"> Adopt a sequential approach that minimises risks by seeking to locate the most vulnerable uses and residents in the areas with the least risk. Use should be made of an up-to-date SFRA to take account of flood risk with a climate change allowance. Consideration should also be given to areas of instability, particularly any Climate Change Management Areas identified or alternatively use of Shoreline Management Plan predicted erosion lines. Design of new homes should seek maximum water efficiencies. Promote water neutral development that includes the management of rainwater and greywater on 	

<p>site.</p> <ul style="list-style-type: none"> • Take a brownfield first approach, looking to regenerate areas previously developed. • Increase capacity at key critical junctions and support alternative forms of transport to the private motor vehicle.
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IPS Objectives	A financially balanced and sustainable council
SA Objectives Potential Conflicts (4)	Air Quality, Water, Soil, Material assets
<p>Summary of potential conflicts</p> <p>There are three main ways in which physical regeneration will deliver income to the council in order to help continue to deliver public services: increased council tax through more homes, increased business rates through more and bigger businesses and by generating income streams from rent – both commercial and residential. More homes and more businesses will place additional demands on water (both supply and disposal) and soil in terms of siting new premises on greenfield sites. There may be impacts on air quality through increased road transport and additional capacity requirements on the transport network, including cross-Solent. There may also be increased demand on utility provision.</p>	
<p>Potential mitigation measures</p> <ul style="list-style-type: none"> • Seek the highest possible standards of water efficiency. Promote water neutral development that includes the management of rainwater and greywater on site. • Take a brownfield first approach, looking to regenerate areas previously developed. • Increase capacity at key critical junctions and support alternative forms of transport to the private motor vehicle. • Promote the investment in ferry terminals and transport hubs. • Enable proposals that are green, seeking sustainable energy supplies. • Enable the provision of high-speed broadband infrastructure. • Ensure there is alignment between areas of growth in employment and education and new residential areas to increase the likelihood of more sustainable travel choices. • Ensure there is sufficient infrastructure capacity. 	

The potential mitigation measures were then fed back into the development of specific policies that are seeking to deliver the relevant IPS objective. This iteration is detailed below.

IPS objectives	Potential mitigation measures	ISP action/policy
3. The Isle of Wight is a leading UK visitor destination	Extend the tourism season to help spread the demand load and impacts, being aware of the impacts this may generate, in particular with designations important for this period (e.g. SPA for over-wintering birds).	SGOE7 5. Contribute to creating an all year round tourism offer. Add – that takes full account of potential seasonal significant impacts on protect sites and species.
	Ensure tourism development proposals are sensitive to the potential for impacts on the physical infrastructure of the Island, with particular attention to designations associated with landscape, the historic environment, biodiversity and geodiversity.	Addressed; SGOE7 1. Utilise the unique characteristics of the historic and natural environments, without compromising their integrity.

IPS objectives	Potential mitigation measures	ISP action/policy
	<p>Increase capacity at key critical junctions and support alternative forms of transport to the private motor vehicle.</p>	<p>Addressed; BCI 1 The council will ... work with partners, agencies and developers to ensure that the transport network on the Island supports the level of growth planned for and is sufficiently robust. BCI2 The council will support proposals that increase travel choice and provide alternative means of travel to the car.</p>
	<p>Develop a strategy with relevant key stakeholders on how to safely grow the evening economy, minimising the risks of antisocial behaviour and associated issues.</p>	<p>SGOE6 Add to supporting text; para. 6.96 All proposals that lead to an increase in the evening economy will need to demonstrate how consideration of public safety, disturbance and antisocial behaviour has been taken into account.</p>
4. Businesses have the confidence to invest	<p>Seek the highest possible standards of water efficiency. Promote water neutral development that includes the management of rainwater and greywater on site.</p>	<p>Addressed; HQE9 All development proposals should be able to demonstrate how they have considered the most sustainable options for the handling of water through its life-cycle. Development proposals will be expected to ...</p>
	<p>Take a brownfield first approach, looking to regenerate areas previously developed.</p>	<p>Addressed; PSGD2 Proposals for non-allocated sites will be expected to deliver all policy requirements of the plan and: ... 3. Utilise previously developed land, or demonstrate that there is no previously developed land in the surrounding area to accommodate the proposed development.</p>
	<p>Increase capacity at key critical junctions and support alternative forms of transport to the private motor vehicle.</p>	<p>As above.</p>
	<p>Promote the investment in ferry terminals and transport hubs.</p>	<p>Addressed; BCI3</p>
	<p>Enable proposals that are green, seeking sustainable energy supplies.</p>	<p>Addressed; CSSHC9 & CSSHC10</p>

IPS objectives	Potential mitigation measures	ISP action/policy
	Enable the provision of high-speed broadband infrastructure.	Addressed; SGOE5
	Ensure there is alignment between areas of growth in employment and education and training providers on the Island so that there is an increased likelihood of employers being able to employ Island residents.	Addressed; SGOE2
6. A well-educated and skilled community	Increase capacity at key critical junctions and support alternative forms of transport to the private motor vehicle.	As above.
	Promote the investment in ferry terminals and transport hubs.	As above.
	Enable the provision of high-speed broadband infrastructure.	As above.
8. The community feels safe and is the Island is resilient	Careful consideration needs to be given to a set of design criteria that is both sympathetic to the Islands historic assets while at the same time ensuring neither younger nor older age groups are discriminated against, but rather positively planned for. Encouraging growth of the evening economy will need to take these factors into account.	HQE6 Add; 4. Consider and balance the relationship between the quality of place, economic, social (including safety and antisocial behaviour), cultural and environmental characteristics.
	The hierarchy of historic environment designations should be applied.	Addressed; HQE 6
9. People take responsibility for their own health and wellbeing	Planned provision of healthcare facilities	Addressed; CSSHC3; CSSHC4; CSSHC7
	Dementia friendly design and facilitating individuals to live in their own home for as long as possible.	Addressed; CSSHC5; CSSHC6 Amend supporting text; para 8.35 Through its design and use planning policies the council wants to ensure that future development contributes to creating environments that are accessible to all generations (and associated health issues) and by doing so improve residents' health and wellbeing.
10. People have a place to call home and can live with independence	Adopt a sequential approach that minimises risks by seeking to locate the most vulnerable uses and residents in the areas with the least risk. Use should be made of an up-to-date SFRA to take account of flood risk with a climate change	Addressed; HQE10; HQE12; HQE13; HQE14 & HQE15

IPS objectives	Potential mitigation measures	ISP action/policy
	allowance. Consideration should also be given to areas of instability, particularly any Climate Change Management Areas identified or alternatively use of Shoreline Management Plan predicted erosion lines.	
	Design of new homes should seek maximum water efficiencies. Promote water neutral development that includes the management of rainwater and greywater on site.	As above.
	Take a brownfield first approach, looking to regenerate areas previously developed.	As above.
	Increase capacity at key critical junctions and support alternative forms of transport to the private motor vehicle.	As above.
12. A financially balanced and sustainable council	Seek the highest possible standards of water efficiency. Promote water neutral development that includes the management of rainwater and greywater on site.	As above.
	Take a brownfield first approach, looking to regenerate areas previously developed.	As above.
	Increase capacity at key critical junctions and support alternative forms of transport to the private motor vehicle.	As above.
	Promote the investment in ferry terminals and transport hubs.	As above
	Enable proposals that are green, seeking sustainable energy supplies.	As above.
	Enable the provision of high-speed broadband infrastructure.	As above.
	Ensure there is alignment between areas of growth in employment and education and new residential areas to increase the likelihood of more sustainable travel choices.	Addressed; PSDG1 By locating development in the most sustainable locations the need to travel will be reduced.
Ensure there is sufficient infrastructure capacity.	Addressed; CSSHC11 The council recognises the importance of key pieces of infrastructure to the Island, and will support the principle of development that maintains and/or improves the current	

IPS objectives	Potential mitigation measures	ISP action/policy
		provision of utility infrastructure, including at the following locations: ...

Appendix 5: Options generation and initial screening

Potential Options – Identification

In order for the option to be carried through to full SA options testing through the SA Matrix the option had to answer positively to each of the 3 screening criteria questions. The three questions used to determine if an option was realistic were;

- Does it conform to existing national policy, reflecting the presumption in favour of sustainable development?
- Can it be delivered; is it a realistic option to deliver the objectives of the plan?
- Will it contribute positively to the ISP objectives?

Table 1 sets out in greater detail the initial option screening criteria that were applied through each of the 3 screening criteria questions.

Table 1: Initial option screening criteria

1. NPPF conformity

Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a) Plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) Strategic policies should as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. The application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area¹²; or
 - ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

2. Deliverable¹³

How deliverable is the option?

Is there time within the plan period to implement the option?

Is it likely that the option will not be fully implemented for one reason or another? Ask 'what might go wrong with this option?'

Is the option flexible enough to accommodate changing circumstances such as revisions to housing needs and site viability?

Does the option give rise to any cross-boundary issues that will need to be considered early on?

¹² The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a national Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63) and areas at risk of flooding or coastal change.

¹³ Based upon Principle 8: Create and refine realistic spatial policy options, PAS Good Plan Making Guide

3. IPS Objectives

Does the options support and/or help to deliver these objectives?

1. The environment and unique island characteristics are celebrated
2. Outstanding digital and transport connectivity
3. The Isle of Wight is a leading UK visitor destination
4. Businesses have the confidence to invest
5. All young people will have the best start in life so that they can fulfil their potential
6. A well-educated and skilled community
7. Community needs are met by the best public services possible
8. The community feels safe and is the Island is resilient
9. People take responsibility for their own health and wellbeing
10. People have a place to call home and can live with independence
11. Vulnerable people are supported and protected
12. A financially balanced and sustainable council

Table 2 sets out all the potential policy options initially considered and the results of being screened

against the 'Initial option screening criteria'. Due to both the complexity and significance for both the rest of the SA process and plan development, the options for the spatial strategic approach of the new plan (SP1 Spatial Strategy in the core strategy) has been assessed separately (see Appendix 6).

Assumptions

A number of assumptions have been made through the assessment of options process, being;

- For quantum (SP2) there is a nationally standardised methodology to calculate objectively assessed housing need, which uses the most recent national household projection figures. Our housing needs assessment has been prepared on that basis and used the 2014 projections to identify a requirement of 641 dwellings per year. The preparation of the rest of our evidence base has been on this basis. On 20 September the Government published the most recent 2016 national household projections, which when fed into the standardised methodology resulted in a figure of 571 dwellings per year. It has been forecast that the 2016 projections would reduce housing numbers across the country, and this appears to have been the case. The Government has recognised this and issued a statement saying that in order to achieve its national housing targets; it will review the standardised methodology and consult on an alternative approach.
- If the answer is not a 'No' then by default it has to be a yes, regardless of SA performance.
- Where the current policy approach is identified as a viable option, it is assumed that this would include updated standards/targets etc. associated with an updated evidence base.

Table 2: Initial Plan Options Screening

Core Strategy Policy	Potential Options	Initial option screening		
		NPPF Conformity?	Deliverable?	IPS Objectives?
SP1 Spatial Strategy – overarching strategy for location of development.	Use existing settlement hierarchy to distribute increased quantum of growth proportionately	<i>See Appendix 6</i>		
	Creating new communities			
	Growth in locations not previously considered			
	NPPF only, no local policy guiding spatial distribution			
	Focus significant majority of development to immediately adjacent settlement boundaries of key regeneration area(s)			
	Focus significant majority of development to immediately adjacent settlement boundaries of smaller regeneration areas			
SP2 Housing – sets out criteria to ensure housing targets are met.	Deliver OAN as adopted (525dpa)	N	Y	Y
	Deliver OAN based upon 2014 household projections (641dpa)	N	Y	Y
	Deliver OAN based upon 2016 household projections (571dpa)	Y	Y	Y
	Exceed OAN based upon 2016 household projections (up to 641dpa)	Y	Y	Y
	Exceed OAN based upon 2016 household projections (greater than 641dpa)	Y	N	N
SP3 Economy – sets out the Island’s approach to economic development and key employment allocations.	Focus on economic growth upon employment, retail, high quality tourism, knowledge driven/hi-tec industries and associated service sectors, resisting loss of sites over 1 hectare, focussed on settlement hierarchy. Allocate specific sites for employment use (SP3a – d)	N	Y	Y
	Plan for employment land provision based on ELS recommendations	Y	Y	Y
	Plan for employment land provision based on ambitious aspirations above the ELS recommendations	Y	Y	Y
	Plan for employment land provision	N	Y	N

Core Strategy Policy	Potential Options	Initial option screening		
		NPPF Conformity?	Deliverable?	IPS Objectives?
	below the ELS recommendations			
	Take a flexible approach that isn't spatially specific and therefore doesn't allocate any sites for employment use, allowing loss of employment sites	N	Y	N
SP4 Tourism – sets out the Islands approach to tourism	Only allow high quality tourism proposals. Focus on improving quality of existing tourism areas including conversion/loss.	Y	Y	Y
	Locate tourism-related development within existing settlements	Y	Y	Y
	Impose no spatial restrictions on the location of tourism-related development	N	Y	Y
	Impose no spatial restrictions on the location of tourism-related development, but ensure the character of the countryside is respected	Y	Y	Y
SP5 Environment – sets out the Islands approach to the environment.	Seek to protect and conserve and enhance the Islands natural and historic environment.	Y	Y	Y
	Take a more flexible approach to the environment and designations allowing more instances of mitigation.	Y	Y	Y
	Look for greater levels of enhancement to the environment.	Y	Y	Y
	Permit development where there may be significant environmental impacts.	N	Y	Y
SP6 Renewables – sets out the Islands approach to renewable energy provision.	Sets targets and criteria to encourage renewable energy schemes.	Y	Y	Y
	Provide a higher level of renewable energy within new development.	Y	N	Y
	Don't require any provision, but focus on energy efficiency measures.	Y	N	Y
SP7 Travel – sets out criteria to support sustainable travel and the use of alternatives to the car.	Supports proposals that increase travel choice, improve air quality, improve key infrastructure particularly key road junctions and travel interchanges.	Y	Y	Y
	Encourage proposals that rely solely on road use.	N	Y	N

Core Strategy Policy	Potential Options	Initial option screening		
		NPPF Conformity?	Deliverable?	IPS Objectives?
	Encourage move from road use to alternatives including public transport.	Y	Y	Y
	Don't make provision for planned growth through specific provision for key junctions and travel interchanges.	N	Y	N
	Do make provision for planned growth through specific provision for key junctions and travel interchanges.	Y	Y	Y
AAP1 Medina Valley – sets out a framework for the preparation of intended Area Action Plans based on the overall development strategy for the Island.	Policy does not set out specific proposals as it was intended that these would be developed in the AAPs.	n/a	n/a	n/a
AAP2 Ryde		n/a	n/a	n/a
AAP3 The Bay		n/a	n/a	n/a
DM1 Sustainable Build Criteria for New 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.	Y	Y	Y
	Seek requirements that are above the existing policy requirements.	N	N	Y
	Seek requirements less than the existing policy.	N	Y	Y
	Don't have any requirements and rely on building control standards as a minimum.	N	Y	Y
DM2 Design Quality for New Development – sets out a range of urban design criteria for developments to meet.	Focus on high quality and inclusive design.	Y	Y	Y
	Adopt a more flexible approach that requires less account to be given to the context of the surrounding environment of a proposal.	N	Y	N
	Don't have a policy on design quality.	N	Y	N
DM3 Balanced Mix of Housing – covers meeting housing needs and local market across the Island.	Provide an appropriate mix of housing based upon evidence, identified need for a local area and any specialist housing requirements.	Y	Y	Y
	Take a free market/policy approach that accepts all residential proposals regardless of mix/type or location.	N	Y	N
DM4 Locally Affordable	Provide 35% of the development as	Y	Y	Y

Core Strategy Policy	Potential Options	Initial option screening		
		NPPF Conformity?	Deliverable?	IPS Objectives?
Housing – sets out criteria covering how affordable housing will be delivered in housing schemes including via contributions.	on-site affordable housing, based on developments of 15+ units in KRAs and 10+ units elsewhere. Deliver a target mix of 70% affordable housing to be social/affordable rented and 30% for intermediate tenures.			
	Provide for significantly above the targets in the policy.	Y	N	Y
	Provide for significantly below the targets in the policy.	N	Y	N
	Don't make any provision.	N	Y	N
DM5 Housing for Older People – sets targets to meet the housing needs for older people.	Support development proposals that contribute to the identified need of accommodation suitable for older persons, including protection of existing provision.	Y	Y	Y
	Don't seek any provision or protection for older person's accommodation.	N	Y	N
	Seek a higher level of provision than current policy approach.	Y	N	Y
DM6 Gypsies, Travellers and Travelling Showpeople – sets out provision and criteria for gypsy and traveller accommodation.	Meet the identified need by allocating sufficient sites that meet settlement boundary, accessibility and infrastructure requirements criteria.	Y	Y	Y
	Allocate sites to meet identified need without any criteria requirements.	N	Y	Y
	Meet some of the identified need.	N	Y	N
	Don't make any provision/allocation.	N	N	N
DM7 Social and Community Infrastructure – sets out the approach that the council will take in respect of the provision and loss of social and community infrastructure.	Support development proposals that improve cultural, educational, leisure and community facilities and protect existing provision, on a criteria basis.	Y	Y	Y
	Don't make provision for improvement to cultural, educational, leisure and community facilities.	N	Y	N
DM8 Economic Development – provides specific guidance on economic development.	Support growth in economic development including, extension of existing employment sites in sustainable locations, development of clusters focussed within Medina Valley and Ryde, start-up units and room for expansion, sustainably	Y	Y	Y

Core Strategy Policy	Potential Options	Initial option screening		
		NPPF Conformity?	Deliverable?	IPS Objectives?
	located mixed use developments, rural economic development including farm diversification, conversion and reuse of existing buildings. Resist loss of employment sites.			
	Make no active intervention, including allowing the loss of existing employment uses.	N	Y	N
DM9 Town Centres – provides specific guidance on retail that will be used to consider planning applications.	Sequential and impact based approach focussing retail on existing town centres.	Y	Y	Y
	Make no provision for sequential based tests on use and location.	N	Y	N
DM10 Rural Service Centres and the Wider Rural Area – approach taken on the provision and loss of retail within villages and rural centres.	Protection of existing retail provision in rural locations with a sequential criterion based approach to the location of new retail.	Y	Y	Y
	Don't place any restrictions on locations/changes of use for retail in rural areas and settlements.	Y	Y	N
DM11 Historic and Built Environment – Sets out council approach to the built and historic environment including archaeology, conservation areas, listed buildings and other designations.	Conserves and enhances the Islands historic and built environment through a number of criteria.	Y	Y	Y
	Take an approach that provides a lesser level of protection.	N	Y	N
	Do not provide for any conservation or enhancement.	N	Y	N
	Take an approach that provides a greater level of protection.	Y	N	Y
DM12 Landscape, Seascape, Biodiversity and Geodiversity – sets out the various ways the council intend to promote and conserve various environmental assets.	Conserve, enhance and promote the landscape, seascape, biodiversity and geological interest of the Island through a number of criteria.	Y	Y	Y
	Take an approach that provides a lesser level of protection.	N	Y	N
	Do not provide for any conservation or enhancement.	N	Y	N
DM13 Green Infrastructure – states the councils aim of enhancing the GI network and linking it to walking and cycling routes.	Provision and protection of GI across the Island, including provision of GI to prevent settlement coalescence, assists in the provision of open space for sport and recreation.	Y	Y	Y

Core Strategy Policy	Potential Options	Initial option screening		
		NPPF Conformity?	Deliverable?	IPS Objectives?
	A greater level of provision and protection of GI across the Island, including provision of GI to prevent settlement coalescence, assists in the provision of open space for sport and recreation, above evidenced level of need.	Y	Y	Y
	Make no policy allowance for the provision and protection of GI across the Island, including provision of GI to prevent settlement coalescence, assists in the provision of open space for sport and recreation, above evidenced level of need.	N	Y	N
	A lesser level of provision and protection of GI across the Island, including provision of GI to prevent settlement coalescence, assists in the provision of open space for sport and recreation, below the evidenced level of need.	N	Y	Y
DM14 Flood Risk – sets out the council’s approach to development and flood risk.	Expect proposals to reduce the overall and local risk of flooding, primarily through the sequential risk-based approach of the sequential and exceptions test.	Y	Y	Y
	Only locate development in Flood Zone 1.	Y	Y	N
	Allow proposals regardless of location in relation to flood risk	N	Y	N
DM15 Coastal Management – sets out the councils approach to managing development in areas affected by coastal change.	Criteria approach based upon CCMA’s.	Y	Y	Y
	Allow development regardless of location (CCMA’s).	N	Y	N
	Do not allow any development in areas identified as being within CCMA’s.	N	Y	N
DM16 Renewables – sets out the councils approach to proposals for renewable energy	Criteria approach that includes consideration of viability, landscape and local supply-chain.	Y	Y	Y
	Non-criteria approach that would assess each proposal on it’s own merits.	N	Y	Y
	Identify specific areas appropriate for	Y	Y	Y

Core Strategy Policy	Potential Options	Initial option screening		
		NPPF Conformity?	Deliverable?	IPS Objectives?
	specific technologies.			
DM17 Sustainable Travel – sets out to promote sustainable transport networks on the Island promoting public transport and supporting the Local Transport Plan.	Supports proposals that increase travel choice and provide alternative means of travel to the car.	Y	Y	Y
	Don't increase travel choice and provide alternative means of travel to the car.	N	Y	N
DM18 Cross-Solent Travel – sets out the council's approach to proposals at/for cross-Solent terminals.	Criteria based approach to the development of existing terminals, addressing in particular future demand/capacity and any traffic related issues; and requirements for any new terminals.	Y	Y	Y
	Criteria based approach to the development of new terminals, addressing in particular future demand/capacity and any traffic related issues; and requirements for any new terminals.	Y	Y	Y
	Criteria based approach to the development of a fixed link (either a bridge or a tunnel, incorporating either road or rail), addressing in particular future demand/capacity and any traffic related issues; and requirements for any new terminals.	Y	Y	Y
DM21 Utility Infrastructure Requirements – sets out council's approach to the consideration of utility capacity for new developments.	Support proposals for improvements in provision of utility infrastructure and requirement for new development to demonstrate utility capacity.	Y	Y	Y
	Don't support or promote improvements in utility infrastructure.	N	Y	N
	Don't require any demonstration of utility capacity.	N	N	N
DM22 Developer Contributions – sets out where the council will seek contributions to deliver infrastructure to support development.	Secure contributions where development would add to the capacity requirements for infrastructure.	Y	Y	Y
	Don't secure contributions where development would add to the	N	Y	N

Core Strategy Policy	Potential Options	Initial option screening		
		NPPF Conformity?	Deliverable?	IPS Objectives?
	capacity requirements for infrastructure.			
	Secure external funding to finance the improvements to infrastructure.	Y	N	Y
	IWC to finance the improvements to infrastructure.	Y	N	N

Options considered through plan development

Having considered the SA options for testing the core strategy policies, the work carried out on the development of the core strategy policies was then fed into the SA process. A template was used by officers to develop the new draft policies. Part of this template included a section on ‘Supporting Text/Evidence Base Document’ that included ‘Explain reasonable alternatives considered during policy evolution’. By identifying reasonable alternatives at this early stage of plan development it allowed the SA to assess the options identified for each policy which then informed the preferred policy approach (reflecting Stage B of the SA process).

Consideration of policy options was made using national guidance to define and check what was being proposed, as detailed below;

“Reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made. The alternatives must be realistic and deliverable.”

NPPG, Paragraph: 018 Reference ID: 11-018-20140306

Revision date: 06 03 2014

The following section sets out a summary of each policy area’s alternatives considered, together with a table identifying the options considered and whether or not they (or a version of the option to be so close as to have the same effects) were included in the initial option screening of the SA (above). Not all the core strategy policies had detailed alternatives explored, particularly where this was already done through the SA process, but it was felt important to include the work that had been done in order to continue the iterative process between plan development and assessment.

Policy – Carbon and Energy in New Development

Explain reasonable alternatives considered during policy evolution

The reasonable alternatives considered included not having a policy on renewable energy and low carbon technologies in new development. This, though would lessen and likely remove the opportunity for these aspects to be considered and incorporated into new development. A reduced policy just requiring incorporation of decentralised measures was

also considered, however this could result in limited use, whereas a more inclusive policy could result in wider benefits across more developments.

Core Strategy Policy	SP6 Renewables	Alternative included in screening?
Evolving Policy	Sets out an energy hierarchy of measures to reduce carbon emission from new development	
Summary of alternatives considered	Not having a policy	Y
	A reduced policy	N

Policy – High Quality Design for New Development

Explain reasonable alternatives considered during policy evolution

The alternatives to the proposed policy approach would be to give little weight to the existing character of our towns and villages, adopting a more liberal approach. This could in turn result in developments which would be contrary to the NPPF, with high quality design being a fundamental tread of sustainable. Alternatively, the policy could be more rigid requiring the highest possible quality of design and materials. This approach would have the potential to stifle innovation and prevent anything being built.

Core Strategy Policy	DM2 Design Quality for New Development	Alternative included in screening?
Evolving Policy	All development to be of high quality and inclusive design to protect, conserve and enhance existing environment whilst allowing change to take place	
Summary of alternatives considered	A more liberal approach	Y
	Be more rigid	N

Policy – Renewable Energy and Low Carbon Technologies

Explain reasonable alternatives considered during policy evolution

The reasonable alternatives considered included not having a policy on renewable energy. This however, would result in speculative applications not being assessed against an appropriate policy framework that considers the potential location and impacts aspects of a scheme. Identifying suitable areas for renewable and low carbon energy sources was not possible at this stage as no sites have been put forward for such uses. Furthermore, the extent to which the area can accommodate certain types of renewable energy technologies is constrained by the geography and designations across the Island. It was considered more appropriate to include a positive policy approach that provided a framework for any relevant applications to be assessed against.

Core Strategy Policy	SP6 Renewables	Alternative included in screening?
Evolving Policy	A range of renewable energies and low carbon technologies will be encouraged and supported across the Island to help meet the target of becoming self-sufficient in	

	renewable electricity production	
Summary of alternatives considered	Not having a policy	Y
	Identifying suitable areas	N

Policy – Affordable Housing

Explain reasonable alternatives considered during policy evolution

An alternative would be to increase the required percentage of units to be delivered on sites, to in turn increase the delivery of affordable housing. This approach would however impact upon delivery and viability of sites, which would impact on the overall delivery of housing. The threshold for when affordable housing must be provided, cannot be reduced as this would conflict with the NPPF.

Core Strategy Policy	DM4 Locally Affordable Housing	Alternative included in screening?
Evolving Policy	Deliver set quantum of affordable housing, including 35% on-site provision for major development	
Summary of alternatives considered	Increase the required percentage	N

Policy – Ensuring Planning Permissions are Delivered

Explain reasonable alternatives considered during policy evolution

The Council could alternatively reduce all time scale conditions to a year, to force development to be commenced in a timely manner. However, it is considered that this option would fail to comply NPPF, as it would likely impact upon deliverability and viability, especially for the larger and more complex sites. This approach could also result in the risk that developments will be commenced but not completed for a longer period, leaving more sites in construction and potentially impacting on the character of an area or the amenities of neighbouring properties.

Core Strategy Policy	n/a	Alternative included in screening?
Evolving Policy	Requiring evidence that the scheme is deliverable, suitable and achievable for major development. Previously permitted or soon to expire residential permissions not to be approved unless sufficient evidence is provided that the site is deliverable.	
Summary of alternatives considered	Reduce all time scale conditions to a year	

Policy – Infill Policy

Explain reasonable alternatives considered during policy evolution

The policy could allow for large gaps to be infilled or expand the edges of settlement but it is considered, within rural areas this wider approach would have a greater impact on the character of the area and more strategic locational policies were more appropriate to achieve higher numbers.

The policy could not be incorporated at all, as there is not such a policy in the Core Strategy but it is considered that this results in applications, which could have little to no harm being refused on purely locational grounds. When an increase in housing delivery is required it is considered necessary to consider different ways to facilitate this.

Core Strategy Policy	SP1 Spatial Strategy	Alternative included in screening?
Evolving Policy	Support housing infilling a gap in a built-up frontage	
Summary of alternatives considered	Allow for large gaps to be infilled or expand the edges of settlement	Y

Policy – Dark Skies

Explain reasonable alternatives considered during policy evolution

It was determined that to achieve the Dark Skies Park status a range of measures would be required, and having a planning policy on this issue was an important element. Preventing light pollution is a complex issue which many developers may not be familiar with, making a policy on the issue even more important. To this end not having a policy covering dark skies was not considered. The key issue for the policy is considered to be its spatial extent. As such a number of options were considered, and these can be summarised as:

- The whole Island
- The whole of the AONB designation
- The south western part of the AONB designation
- An area within the south western part of the AONB designation

Core Strategy Policy	n/a	Alternative included in screening?
Evolving Policy	Creation of an area of 'Dark Skies' and measures to reduce light pollution from new development.	
Summary of alternatives considered	The whole Island	Y
	The whole of the AONB designation	Y
	The south western part of the AONB designation	Y
	An area within the south western part of the AONB designation	Y

Policy – Improving our Public Realm

Explain reasonable alternatives considered during policy evolution

The Council could have required specific public realm works to existing spaces and a generic list of works within schemes. However, it was considered more appropriate for the scheme to respond to the context of individual areas, as the relationships and quality of existing public realm will be different. The Core Strategy does not include a policy of this type and it

could therefore not have been included at all. However, the Council consider the issues surrounding this matter have not been appropriately addressed in historic developments and therefore the matter needed addressing. Consultation response on this policy outlined the need to be specific about what we were asking for. However, as outlined above it was considered that it would not be appropriate to be too prescriptive, as the existing environments surrounding a site would result in the need for different approaches to be adopted.

Core Strategy Policy	n/a	Alternative included in screening?
Evolving Policy	Require new development to improve public realm	
Summary of alternatives considered	Require specific public realm works to existing spaces and a generic list of works within schemes	
	Scheme to respond to the context of individual areas	

Policy – Preserving Settlement Identity

Explain reasonable alternatives considered during policy evolution

The boundaries of the proposed settlement gaps have been drawn widely, in a precautionary way to capture all areas where separation *may* be a consideration, based on identification of key features within those areas that contribute to physical separation or a perceived gap between settlements.

An alternative approach of drawing tighter boundaries for settlement gaps within which any built development would be likely to compromise separation was rejected because such settlement gap boundaries would:

- be very difficult to accurately define and justify;
- result in a settlement gap with numerous ‘holes’ in it (e.g. corresponding to areas screened by woodland or topography or containing existing, isolated development);
- be likely to exclude from the settlement gap areas of lower density development on the settlement edge in which development/increased development density would have an adverse effect on perceived separation;
- require frequent updating as new development takes place; and
- be likely to promote development that was just outside the defined gap boundary, but nevertheless capable of some adverse effect on separation.

Core Strategy Policy	n/a	Alternative included in screening?
Evolving Policy	Preserving Settlement Identity by preventing development in certain areas/gaps that would impact upon separation.	
Summary of alternatives considered	Boundaries drawn widely	Y
	Drawing tighter boundaries	N

Policy – Open space SANGS

What alternative policy approaches were considered?

Protecting open space or SANGs is the only realistic option. It is vital to communities’ health and wellbeing and protecting biodiversity assets. The council considers that existing assets

should be safeguarded and new provision should be provided in line with development levels.

Core Strategy Policy	DM13 Green Infrastructure	Alternative included in screening?
Evolving Policy	Prevent loss of existing open space SANGS, new residential to contribute to provision.	
Summary of alternatives considered	existing assets should be safeguarded and new provision should be provided in line with development levels	

Policy – Gypsies & Travellers and Travelling Showpeople

Explain reasonable alternatives considered during policy evolution

Two reasonable alternatives have been considered to this approach. The first is to ‘do nothing’, that is, not have a robust policy or allocate sites and leave it to the market. This approach was considered as no applications have been submitted since before 2012 and the tolerated sites are functioning well with no recent concerns raised by the travelling community. However, this is not socially responsible. The council wants to ensure all our residents as far as possible have homes that are fit for purpose, have standard and appropriate amenities and utilities as well as access to services. The second alternative is to delay the plan making process to undertake a further call for sites, assess them and then allocate as necessary. Whilst a reasonable alternative, a delay is not considered appropriate. Therefore, the approach being undertaken is plan led by having a positive but robust criteria based policy in the local plan and to undertake a separate Gypsy and Traveller Sites Allocations DPD.

Core Strategy Policy	DM6 Gypsies, Travellers and Travelling Showpeople	Alternative included in screening?
Evolving Policy	Criteria against which applications for pitches or plots for the community will be considered.	
Summary of alternatives considered	Do nothing	Y
	Further call for sites to then allocate as necessary	Y

Policy – New Settlement

Explain reasonable alternatives considered during policy evolution

The local plan has identified sufficient sites through its strategic housing land availability assessment (SHLAA) and its proposed allocations to provide certainty for the delivery of xx homes over the next 1-15 years. However, it is clear through the SHLAA that not enough sites have come forward to provide for land beyond this time to deliver the homes needed in the time period of this plan.

Consequently the council has to consider alternative options for housing delivery. Whether this is:

- Undertaking an additional call for sites for land near to adjacent settlements,
- Consider the potential for a new standalone settlement, or

- Seek additional land near a smaller community that with additional land/investment could become a new settlement

Therefore, the council believes it is time to plan positively, and proactively to consider new settlements as a realistic option for providing new growth that the island needs. In the right location a new settlement could strike the right balance between directing an appropriate level of growth to the most sustainable areas in respect of their existing scale, form and character whilst supporting the creation of a new sustainable community to meet the long term needs of the island. The council is aware of at least two areas where landowners may be interested in putting land forward for a new settlement but not enough preparatory work has been undertaken to include these. Furthermore, no work has been undertaken to establish whether these are in appropriate locations when considering the spatial distribution of housing need

Core Strategy Policy	SP1	Alternative included in screening?
Evolving Policy	Provide the framework for locating one or two new settlements on the Island.	
Summary of alternatives considered	New Settlement Option A	Y
	New Settlement Option B	Y

Policy – Retail

Explain reasonable alternatives considered during policy evolution

The Council could have restricted retail development further, having due regard to the evidence contained in the Retail Study, particularly in respect of convenience goods and the under-trading of existing stores, especially in Newport. However, by lowering the threshold for impacts assessments it is considered that the policy approach remains more flexible and adaptable to changes in the market.

The primary shopping area could have been expanded to other settlements, aside from Newport, but this was considered to be unnecessary based on their size and retail offer. Consideration was given to the allocation of retail site within Newport and Ryde, as recommended by the Retail Study. However, the only sites available would have been out of centre, therefore potentially impacting on the town centre itself. It was considered more appropriate at this time to assess individual application(s) on their merits, especially considering the relatively low floor-space need.

The hierarchy of centres could have been considered differently, with an additional tier between main retail town centres and village centres. This was not considered to be reflective of the existing centres and the offers they provide. National policy is relatively prescriptive of the matter of sequential test and other alternatives would not have been policy compliant.

Core Strategy Policy	DM9 Town Centres	Alternative included in screening?
Evolving Policy	Sequential retail policy that supports proposals contributing to the diversity, choice, vitality and viability of town centres	
Summary of alternatives	Restricted retail development	N

considered	further	
	Primary shopping area could have been expanded to other settlements	N
	Allocation of retail site within Newport and Ryde	N
	Hierarchy of centres considered differently	N

Policy – Supporting Rural Economy

Explain reasonable alternatives considered during policy evolution

The policy could have allowed any type of housing within rural buildings/barns, but this was considered to be inappropriate, as it would be unsustainable, while agricultural workers dwellings would be meeting a need, would be sustainable and would assist with the sustainability of the farming operations. There would also be concerns that unrestricted housing would lead to greater impacts on the character of the area from associated subdivision and paraphernalia, together with a potential conflict of uses, if not associated with the holding. The policy could be more prescriptive in respect of size, scale, use etc. but it is considered that this should be dictated by the location of the site and associated impact of any development.

Core Strategy Policy	SP3 Economy	Alternative included in screening?
Evolving Policy	Support rural uses and protection of best agricultural land	
Summary of alternatives considered	Allow any type of housing within rural buildings/barns	N
	Be more prescriptive in respect of size, scale, use etc.	N

Policy – Employment

Alternatives

In formulation this policy, the Council has considered a range of scenarios related to employment sites. The Council has assessed the suitability of allowing a laissez faire approach to the control of employment sites through allowing the market to control their retention or loss. However, it is considered that the loss control of sites would undermine the Island's economy through increased land prices and a potential lack of land or premises for new or expanding businesses. Moreover, removing the protectionist approach for employment sites would in likelihood undermine the purpose of allocations and place pressure on the development of greenfield sites. Aligned to the laissez faire approach, the Council has considered allowing employment development to take place in any location on the Island, irrespective of settlement boundaries. However, while this would deliver greater flexibility, such an approach would be contrary to the aims of sustainable development and the co-location of uses in order to reduce vehicle travel and protect the environment.

The Council has also considered a requirement to locate all employment development within or immediately adjacent to the settlement boundaries of the Key Regeneration Areas and Rural Service Centres. This approach would allow for the provision of new or expanded sites in the most sustainable locations. However, the Council considers that the rural

economy is an important component of the Island’s ability to support business, provide jobs in the right locations while reducing the need to travel. Rural employment sites can also support the vibrancy of villages by stimulating a demand for a range of housing and sustaining the community. As acknowledged within the Supporting Rural Economy Policy, some employment uses require a rural location and by allowing employment to take place within the Wider Rural Area, the Local Plan would allow flexibility.

The Council considers the preferred approach to strike a mid-point between protecting existing employment sites while promoting new development and the flexibility for expansion or co-location of employment uses in sustainable locations. The preferred approach outlined within the policy would focus most employment development within the existing Key Regeneration Areas and settlement boundaries and this would enable sustainable patterns of development to take place where there is access to infrastructure and sustainable transport options. However, the policy approach would also allow some employment land to be developed or expanded within the Wider Rural Area, recognising the need for a diverse economy, the rural nature of the Island and the role that rural businesses play within the economy.

To protect the environment and landscape of the Island, the Local Plan will require a sound justification for rural employment development however the Council will work pro-actively to ensure that where required the right uses are located in the right locations. The Council considers that protecting existing employment sites underpins this approach, through ensuring a continued supply of employment land, through a mix of existing sites and new development.

Core Strategy Policy	SP3 Economy	Alternative included in screening?
Evolving Policy	Employment	
Summary of alternatives considered	Support broad range of economic development, resist loss of employment sites over 0.1 hectares or with water access and make strategic employment land allocations	Y
	Allowing the market to control retention or loss of employment sites	N
	Allowing employment development to take place in any location	N
	Locate all employment development within or immediately adjacent to the settlement boundaries of the Key Regeneration Areas and Rural Service Centres.	N

Policy – Upskilling the Island

Explain reasonable alternatives considered during policy evolution

Due to the evidence not including a policy approach requiring an Employment and Skills Plan (ESP) was not considered to be a reasonable alternative. The key issue was ensuring that the

right thresholds for when an ESP will be required are set. The factors involved in this process were:

- viability of development
- ensuring the requirement was not too onerous
- making sure a meaningful number of ESPs would be introduced

A number of options for the threshold were considered for residential development and to establish these, information from the last two years' worth of residential applications set out below were used to give an indication of the scale of development sites.

Year	Total no. of residential apps	Total no. of new dwellings	No. of minor apps	No. dwellings	Av no. dwellings per app	No. of major sites	No. dwellings	Av no. dwellings per app
16/17	146	481	137	202	1.47	9	279	31
15/16	164	661	147	296	2.01	17	365	21.47
Total	300	1142	284	498	1.75	26	644	24.76

Requiring an ESP of minor development (1-9 dwellings) was ruled out due to the sensitivities of viability and potential impacts on the local builders / developers, who generally bring these sites forward, and their wider supply chains.

In light of this information the following further options were identified:

1. 10+ dwellings, based on the definition of major development
2. 25+ dwellings, based on the average number of dwellings permitted on major sites over the last two years
3. 50+ dwellings, based on an arbitrary number

Option 1 (10+ dwellings) was ruled out for the same reasons used to exclude minor development from the ESP requirement.

Option 3 (50+ dwellings) was ruled out as it is unlikely to result in a meaningful number of ESPs being introduced.

Option 2 (25+ dwellings) was supported as it was considered reasonable and likely to result in a meaningful number of ESPs.

Core Strategy Policy	n/a	Alternative included in screening?
Evolving Policy	Upskilling the Island Promote and support skills and employment and criteria approach for an Employment and Skills Plan	
Summary of alternatives considered	Do not support improving workforce skills and employability, targeting specific sectors and requiring skills plans	N

	Improving workforce skills and employability, targeting specific sectors and requiring skills plans	Y
	Improving workforce skills and employability, targeting specific sectors and requiring skills plans with a threshold for requirement.	Y

Where the alternative identified through the development of the policy had not been included in the SA initial option screening, the screening was amended to include the relevant option. However, in certain instances a new policy has been identified during initial policy development. To ensure consistency these new policies have also been screen in terms of options evolution. The six new policies are;

- Ensuring Planning Permissions are Delivered
- Dark Skies
- Improving our Public Realm
- Preserving Settlement Identity
- Supporting Rural Economy
- Upskilling the Island

Table 3 sets out the initial SA options screening for these six new policies.

Table 3: Initial options screening for identified new policies

Potential new policies	Potential Options	Initial option screening		
		NPPF Conformity?	Deliverable?	IPS Objectives?
Ensuring Planning Permissions are Delivered	Ensuring Planning Permissions are Delivered			
	Reduce all time scale conditions to a year	N	N	N
Dark Skies	Dark Skies			
	The whole Island	N	N	N
	The whole of the AONB designation	Y	N	Y
	The south western part of the AONB designation	Y	Y	Y
Improving our Public Realm <i>Explore the multiple variables of these options</i>	An area within the south western part of the AONB designation	Y	Y	Y
	Improving our public realm			
	Do nothing	N	Y	N
	Improve existing public realm provision	Y	Y	Y
Preserving Settlement Identity	Provision of new public realm	Y	Y	Y
	Preserving Settlement Identity			

	Settlement boundaries drawn widely	Y	N	Y
	Drawing tighter settlement boundaries	N	Y	N
	Introduce policy approach that Identifies areas where preserving settlement identity should be considered.	Y	Y	Y
	Introduce policy approach that identifies areas where development would only be permitted in exceptional circumstances to preserve settlement identity.	N	Y	N
Supporting Rural Economy	Supporting Rural Economy			
	Allow for more development that supports economic activity in rural areas	Y	Y	Y
	Be more restrictive on development that supports economic activity in rural areas	N	Y	N
Upskilling the Island	Upskilling the Island			
	Do not support improving workforce skills and employability, targeting specific sectors and requiring skills plans	N	Y	N
	Improving workforce skills and employability, targeting specific sectors and requiring skills plans	Y	Y	Y
	Improving workforce skills and employability, targeting specific sectors and requiring skills plans with a threshold for requirement.	Y	Y	Y

Since the SA commenced, work on the plan itself has also continued. As each process has reached a point in development it has fed into the other. Having completed the initial options screening the council has developed a further eight draft policies that now require SA appraisal. These additional policies are;

- Our Approach Towards Sustainable Development and Growth
- Presumption in Favour of Sustainable Development
- Improving Our Health and Wellbeing
- Health Hub at St Mary's Hospital
- Delivering Locality Hubs
- Facilitating a Blue Light Hub
- Maintaining Key Utility Infrastructure
- Community-led Planning

While the detail behind the reasoning and evidence for each of these policies is set out in the relevant IPS Background Paper, Table 4 summarises the options considered and then applies the initial option screening criteria to understand which (if any) options are viable for full SA assessment in addition to the policy itself.

Once all the potential policy options had been screened, those that met all three criteria and were therefore identified as being viable were taken through to full SA assessment. Tables 5 and 6 set out all the areas of policy, existing and new, and then each potential option to be taken forward to full assessment.

Table 4: Initial options screening for additional new policies

Draft IPS Policy	What does it do?	Are there alternatives/options?	Initial option screening		
			NPPF Conformity?	Deliverable?	IPS Objectives?
PSDG1 Our Approach Towards Sustainable Development and Growth	Sets the overall strategic direction for growth on the Island, bringing together a number of other policies.	No, the alternatives have been tested by the other policies it brings together	Y	Y	Y
PSDG2 Presumption in Favour of Sustainable Development	Ensuring the draft plan is compliant with the NPPF	No viable alternative	Y	Y	Y
CSSHC3 Improving Our Health and Wellbeing	Provision for a health impact assessment for all applications over 25+ dwellings		Y	Y	Y
		Higher than 25 dwellings requirement	Y	Y	Y
		Lower than 25 dwelling requirement	N	Y	Y
		No requirement	N	Y	N
CSSHC4 Health Hub at St Mary's Hospital	Allocate based on evolution of the previous allocation in the Core Strategy SP3(a),	No other viable sites due to public estate ownership	Y	Y	Y
		Don't allocate, but policy that supports healthcare type provision	Y	Y	Y
		Remain with current allocation of SP3(a) Lack of delivery and changing healthcare requirements and provision on the Island	Y	N	N
		No policy provision	Y	Y	N

Draft IPS Policy	What does it do?	Are there alternatives/options?	Initial option screening		
			NPPF Conformity?	Deliverable?	IPS Objectives?
CSSHC7 Delivering Locality Hubs	Allocates land for locality hubs	NHS Healthcare model for the Island introduces a central hub from which services can be provided Linked in to One Public Estate so no other viable sites due to public estate ownership	Y	Y	Y
		Don't allocate but policy support for delivery of locality hubs	Y	Y	N
		No policy provision	Y	Y	N
CSSHC8 Facilitating a Blue Light Hub	Support delivery of a blue light hub	Commitment to progress an element of the One Public Estate programme	Y	Y	Y
		No policy provision - Remain with existing provision and delivery of emergency services	Y	Y	N
		Allocate a site - No work has been done to evidence the need or location as yet other than the aims of the OPE programme	Y	N	Y
CSSHC12 Maintaining Key Utility Infrastructure	Recognises the importance of key pieces of infrastructure protection and improvement of existing provision		Y	Y	Y
		No policy provision	N	Y	N
CSSHC14 Community-led Planning	Recognises the importance of community driven work to assist place-making at the settlement or community level, where		Y	Y	Y

Draft IPS Policy	What does it do?	Are there alternatives/options?	Initial option screening		
			NPPF Conformity?	Deliverable?	IPS Objectives?
	this has been endorsed by the council. Development proposals will be expected to demonstrate how they have contributed to the relevant plan.				
		No policy provision	N	Y	N
		Only recognise plans formally adopted through the plan process as, DPDs, NPDs, SPDs.	Y	Y	N

Table 5: Existing policy - viable options taken through to full SA

Core Strategy Policy	Potential Options
SP1 Spatial Strategy – overarching strategy for location of development.	Use existing settlement hierarchy to distribute increased quantum of growth proportionately
	Use an alternative pattern of distribution to existing settlement hierarchy
	Plan for new settlement(s)
	Increase density/site yield, focus on infill and brownfield, do not allow development beyond existing settlement boundaries.
SP2 Housing – sets out criteria to ensure housing targets are met.	Deliver OAN based upon 2016 household projections (571dpa)
	Exceed OAN based upon 2016 household projections (up to 641dpa)
SP3 Economy – sets out the Island’s approach to economic development and key employment allocation	Plan for employment land provision based on ELS recommendations
	Plan for employment land provision based on ambitious aspirations above the ELS recommendations
SP4 Tourism – sets out the Islands approach to tourism	Only allow high quality tourism proposals. Focus on improving quality of existing tourism areas including conversion/loss.
	Locate tourism-related development within existing settlements
	Impose no spatial restrictions on the location of tourism-

Core Strategy Policy	Potential Options
	related development, but ensure the character of the countryside is respected
SP5 Environment – sets out the Islands approach to the environment.	Seek to protect and conserve and enhance the Islands natural and historic environment.
	Take a more flexible approach to the environment and designations allowing more instances of mitigation.
	Look for greater levels of enhancement to the environment.
SP6 Renewables – sets out the Islands approach to renewable energy provision.	Sets targets and criteria to encourage renewable energy schemes.
SP7 Travel – sets out criteria to support sustainable travel and the use of alternatives to the car.	Supports proposals that increase travel choice, improve air quality, improve key infrastructure particularly key road junctions and travel interchanges.
	Encourage move from road use to alternatives including public transport.
	Do make provision for planned growth through specific provision for key junctions and travel interchanges.
DM1 Sustainable Build Criteria for New 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.
DM2 Design Quality for New Development – sets out a range of urban design criteria for developments to meet.	Focus on high quality and inclusive design.
DM3 Balanced Mix of Housing – covers meeting housing needs and local market across the Island.	Provide an appropriate mix of housing based upon evidence, identified need for a local area and any specialist housing requirements.
DM4 Locally Affordable Housing – sets out criteria covering how affordable housing will be delivered in housing schemes including via contributions.	Provide 35% of the development as on-site affordable housing, based on developments of 15+ units in KRAs and 10+ units elsewhere. Deliver a target mix of 70% affordable housing to be social/affordable rented and 30% for intermediate tenures.
DM5 Housing for Older People – sets targets to meet the housing needs for older people.	Support development proposals that contribute to the identified need of accommodation suitable for older persons, including protection of existing provision.
DM6 Gypsies, Travellers and Travelling Showpeople – sets out provision and criteria for gypsy and traveller accommodation.	Meet the identified need by allocating sufficient sites that meet settlement boundary, accessibility and infrastructure requirements criteria.
DM7 Social and Community	Support development proposals that improve cultural,

Core Strategy Policy	Potential Options
Infrastructure – sets out the approach that the council will take in respect of the provision and loss of social and community infrastructure.	educational, leisure and community facilities and protect existing provision, on a criteria basis.
DM8 Economic Development – provides specific guidance on economic development.	Support growth in economic development including, extension of existing employment sites in sustainable locations, development of clusters focussed within Medina Valley and Ryde, start-up units and room for expansion, sustainably located mixed use developments, rural economic development including farm diversification, conversion and reuse of existing buildings. Resist loss of employment sites.
DM9 Town Centres – provides specific guidance on retail that will be used to consider planning applications.	Sequential and impact based approach focussing retail on existing town centres.
DM10 Rural Service Centres and the Wider Rural Area – approach taken on the provision and loss of retail within villages and rural centres.	Protection of existing retail provision in rural locations with a sequential criterion based approach to the location of new retail.
DM11 Historic and Built Environment – Sets out council approach to the built and historic environment including archaeology, conservation areas, listed buildings and other designations.	Conserves and enhances the Islands historic and built environment through a number of criteria.
DM12 Landscape, Seascape, Biodiversity and Geodiversity – sets out the various ways the council intend to promote and conserve various environmental assets.	Conserve, enhance and promote the landscape, seascape, biodiversity and geological interest of the Island through a number of criteria.
DM13 Green Infrastructure – states the councils aim of enhancing the GI network and linking it to walking and cycling routes.	Provision and protection of GI across the Island, including provision of GI to prevent settlement coalescence, assists in the provision of open space for sport and recreation. A greater level of provision and protection of GI across the Island, including provision of GI to prevent settlement coalescence, assists in the provision of open space for sport and recreation, above evidenced level of need.
DM14 Flood Risk – sets out the council’s approach to development and flood risk.	Expect proposals to reduce the overall and local risk of flooding, primarily through the sequential risk-based approach of the sequential and exceptions test.
DM15 Coastal Management – sets out the councils approach	Criteria approach based upon CCMA’s.

Core Strategy Policy	Potential Options
to managing development in areas affected by coastal change.	
DM16 Renewables – sets out the councils approach to proposals for renewable energy	Criteria approach that includes consideration of viability, landscape and local supply-chain.
	Identify specific areas appropriate for specific technologies.
DM17 Sustainable Travel – sets out to promote sustainable transport networks on the Island promoting public transport and supporting the Local Transport Plan.	Supports proposals that increase travel choice and provide alternative means of travel to the car.
DM18 Cross-Solent Travel – sets out the council’s approach to proposals at/for cross-Solent terminals.	Criteria based approach to the development of existing terminals, addressing in particular future demand/capacity and any traffic related issues; and requirements for any new terminals.
	Criteria based approach to the development of new terminals, addressing in particular future demand/capacity and any traffic related issues; and requirements for any new terminals.
	Criteria based approach to the development of a fixed link (either a bridge or a tunnel, incorporating either road or rail), addressing in particular future demand/capacity and any traffic related issues; and requirements for any new terminals.
DM21 Utility Infrastructure Requirements – sets out council’s approach to the consideration of utility capacity for new developments.	Support proposals for improvements in provision of utility infrastructure and requirement for new development to demonstrate utility capacity.
DM22 Developer Contributions – sets out where the council will seek contributions to deliver infrastructure to support development.	Secure contributions where development would add to the capacity requirements for infrastructure.

Table 6: New policy - viable options taken through to full SA

Potential New Policy	Potential Options
Ensuring Planning Permissions are Delivered	Ensuring Planning Permissions are Delivered
Dark Skies	Dark Skies
	The south western part of the AONB designation
	An area within the south western part of the AONB designation

Improving our Public Realm <i>Explore the multiple variables of these options</i>	Improving our public realm
	Improve existing public realm provision
	Provision of new public realm
Preserving Settlement Identity	Preserving Settlement Identity
	Introduce policy approach that Identifies areas where preserving settlement identity should be considered.
Supporting Rural Economy	Supporting Rural Economy
	Allow for more development that supports economic activity in rural areas
Upskilling the Island	Upskilling the Island
	Improving workforce skills and employability, targeting specific sectors and requiring skills plans
	Improving workforce skills and employability, targeting specific sectors and requiring skills plans with a threshold for requirement.
PSDG1 Our Approach Towards Sustainable Development and Growth	PSDG1 Our Approach Towards Sustainable Development and Growth
PSDG2 Presumption in Favour of Sustainable Development	PSDG2 Presumption in Favour of Sustainable Development
CSSHC3 Improving Our Health and Wellbeing	Provision for a health impact assessment for all applications over 25+ dwellings
	Higher than 25 dwellings requirement
CSSHC4 Health Hub at St Mary's Hospital	Allocate based on evolution of the previous allocation in the Core Strategy SP3(a)
	Don't allocate, but policy that supports healthcare type provision
CSSHC7 Delivering Locality Hubs	Allocates land for locality hubs
CSSHC8 Facilitating a Blue Light Hub	Support delivery of a blue light hub
CSSHC12 Maintaining Key Utility Infrastructure	Recognises the importance of key pieces of infrastructure protection and improvement of existing provision
CSSHC14 Community-led Planning	Recognises the importance of community driven work to assist place-making at the settlement or community level, where this has been endorsed by the council. Development proposals will be expected to demonstrate how they have contributed to the relevant plan.

Appendix 6: Island Planning Strategy Sustainability Appraisal Spatial Strategy Options

A key part of the SA is to appraise the overall spatial strategy options for development. As part of the options work, initially 4 broad spatial development options were identified (see Appendix 5) as set out below.

Table 1: Initial options generated for testing the spatial strategy

Core Strategy Policy	Potential Options
SP1 Spatial Strategy – overarching strategy for location of development.	Use existing settlement hierarchy to distribute increased quantum of growth proportionately
	Use an alternative pattern of distribution to existing settlement hierarchy -
	Plan for new settlement(s)
	Increase density/site yield, focus on infill and brownfield, do not allow development beyond existing settlement boundaries.

However, given the strategic nature of the options it was recognised that some of them had potentially different methods of delivery (or sub-options), for how the spatial option would work. As set out in the main SA Report (section 7 Options Appraisal), initially all potential options were identified, regardless of how realistic they were. This was done to ensure all potential opportunities for the development of spatial options were considered. This was also done knowing that the next stage criteria would filter out those options not likely to be realistic (deliverable).

To identify those spatial options that should be taken further forward for option development and SA appraisal the council used a similar methodology to previous council environmental assessments found sound, drawing on the plan option methodology set out under Principle 8 of the PAS Good Plan Making Guide. This initial screening tested each potential spatial option against the following criteria;

Is the option realistic?

- Does it conform to existing national policy, reflecting the presumption in favour of sustainable development?
- Can it be delivered; is it a realistic option to deliver the objectives of the plan?
- Will it contribute positively to the ISP objectives?

In order for the option to be carried through to full SA options testing through the SA Matrix the option had to answer positively to each of the 3 screening questions above. The results of this exercise are set out below in Table 2.

Table 2: Screening of Initial Spatial Strategy Options

SP1 Options: Spatial Strategy – overarching strategy for location of development				Initial option screening		
Option	Why	How	What would the option look like?	NPPF conformity?	Deliverable?	IPS Objectives? ***
Use existing settlement hierarchy to distribute increased quantum of growth proportionately	Focussing development in areas with existing services and infrastructure.	(a) Increase density/site yield,	Based on a hierarchy of sustainable locations.	Y	Y	Y
		(b) extending settlement boundaries, thereby increasing the number of sites available for development		Y	Y	Y
Creating new communities	Meeting need and minimising impact on existing settlements	New settlement(s)	New community, probably in a rural location, but with good transport links.	Y	Y	Y
Growth in locations not previously considered	Minimise impact on existing settlements and improve sustainability of settlements not previously identified for growth.	(a) New tier(s) in settlement hierarchy with settlement boundaries.	Infill as one delivery option	Y	Y	Y
		(b) New tier(s) in settlement hierarchy with allocated sites (no settlement boundary);	Settlements allowed to grow to meet local demand with no defined settlement constraints.	Y	Y	Y
		(c) New tier(s) in settlement hierarchy with settlement boundaries and allocated sites.		Y	Y	Y
NPPF only, no local policy guiding spatial distribution	Allow development sector to identify the most suitable	Market-led approach and application of national policy.		Y	Y	N

SP1 Options: Spatial Strategy – overarching strategy for location of development				Initial option screening		
Option	Why	How	What would the option look like?	NPPF conformity?	Deliverable?	IPS Objectives? ***
	locations for development.					
Focus significant majority of development to immediately adjacent settlement boundaries of key regeneration area(s)*	Focussing development in areas with an existing critical mass of services and infrastructure.	(a) Multiple extensions to Newport	Insufficient land and infrastructure capacity to deliver option, with no via solution to address shortfall.	Y	N	Y
		(b) Multiple extensions to Ryde		Y	N	Y
		(c) Multiple extensions to Cowes		Y	N	Y
Focus significant majority of development to immediately adjacent settlement boundaries of smaller regeneration areas**	Focussing development in areas with an existing critical mass of services and infrastructure.	Multiple extension to secondary settlements (Freshwater)		Y	N	N

*Due to physical constraints East Cowes and The Bay were not considered as realistic alternative options to be tested.

**Due to physical constraints Ventnor was not considered as realistic alternative options to be tested.

***Assess against IPS Objectives as a whole

From the initial screening exercise 6 different options for delivering the spatial strategy of the IPS had been identified. These were the options assessed as being viable against the screening criteria (see Appendix 5 for further information on the screening criteria) that were then taken forward to full SA assessment.

Table 3: Spatial Strategy - viable options taken through to full SA assessment

Spatial strategy for development	1(a)	Use existing settlement hierarchy (a) Increase density/site yield
	1(b)	Use existing settlement hierarchy (b) extending settlement boundaries
	2	Creating new communities, New settlement(s)
	3(a)	Growth in locations not previously considered (a) New tier(s) in settlement hierarchy with settlement boundaries
	3(b)	Growth in locations not previously considered (b) New tier(s) in settlement hierarchy with allocated sites (no settlement boundary);
	3(c)	Growth in locations not previously considered (c) New tier(s) in settlement hierarchy with settlement boundaries and allocated sites.

Background to Overall Spatial Development Strategy

To help inform the appraisal of the 6 options, work was carried out on understanding what the issues are for the Island at a strategic scale. This then provided the context from which a description of what each option would do and look like could be drawn. The issues, a summary of the evidence and option descriptions are set out in the following sections.

The issues faced by the Island

The Island has a wide range of settlements, each with their own distinct features, functions and opportunities. Whilst the planning policies of the council need to retain these features and functions, they also need to allow appropriate growth in the right locations. On the Isle of Wight, it is particularly important to preserve the predominantly rural character of the county and the majority of its settlements, and to sustain a tourism industry that is built upon this unique character and the Island's natural resources.

Planning policy on the Isle of Wight has historically located new development on the edge of existing settlements, building outwards from historic cores. Generally speaking this has worked reasonably well and has ensured new development is located close to services and employment opportunities.

A number of large (in the context of the Island) urban extensions were planned for, and are currently being built out by a national volume housebuilder. However, the build out rates have reduced over time and units are now only being delivered at a rate of around 20 – 30 dwellings per year.

Locating development on the edge of the same settlements also placed ongoing pressures on the transport infrastructure, particularly at the larger towns, without necessarily the commensurate transport infrastructure being provided in a planned and comprehensive manner.

This, and with local concerns about the size and quality of the units, has resulted in a 'backlash' against this scale and type of development. It was important, therefore, for the spatial options for new development to be carefully considered and evidenced used to understand whether different

approaches would deliver better outcomes when considered against the SA Objectives for the local plan.

Summary of the evidence used

Policy SP1 of the Island Plan Core Strategy sets out the local planning authority's current spatial strategy for new development, along with a settlement hierarchy. It was devised to ensure that development was focussed in the most sustainable locations. This approach was tested through its own SA process and endorsed through plan examination. The council's Monitoring Reports shows that the policy has worked well in terms of directing development towards sustainable locations.

As part of the process of preparing the draft Island Planning Strategy, the council updated its Strategic Housing Land Availability Assessment (SHLAA), which included a call for sites. This enabled the council to understand the location of potential development sites, and following a detailed assessment of a sites suitability (which included a panel consisting of development sector professionals) paint a picture of where the best sites were. This supply aspect then fed into the wider consideration of priority locations for development.

As well as the SHLAA, the council has prepared a Brownfield Land Register. It is crucial for the council to understand and maximise the opportunities for development on brownfield, or previously developed land, because the importance of the Island's natural environment and landscapes.

The Housing Needs Assessment deals with the need side of the equation, and provides robust evidence that identifies need at the regeneration area level.

Matching the supply and demand evidence was the starting point of identifying spatial options for development. The consideration of those options moving forward was then shaped by a range of established factors such as:

- Protected landscapes, such as the AONB
- Biodiversity, including protected species and habitats
- Topography
- Flood Risk
- Historic settlement patterns

An important consideration in this process is also the relationship between the location of new housing and existing (and new) employment provision. The Employment Land Study helps the council understand the existing provision and the likely future requirements.

Spatial strategy option descriptions

Bringing this information together informed the spatial strategy options to be tested through full SA assessment, as set out below.

Option 1 Use existing settlement hierarchy (a) Increase density/site yield

This option would result in development being located on the edge of existing settlements.

It could result in new development being bolted on to existing settlements, and because of the increased density it would be likely to form an incongruous extension to the settlement that would be out of keeping with the rural edge location.

Option 1 Use existing settlement hierarchy (b) Extending settlement boundaries

This option would see the settlement boundaries being extended. This would result in more land around existing settlements being acceptable in principle for development.

Such an approach would release more land to be available for development, or at least where development is acceptable in principle. This would mean other sites / options for development would not need to be taken, although the risk of settlement coalescence would increase.

Option 2 Creating new communities, new settlement(s)

In the right location a new settlement could strike the right balance between directing an appropriate level of growth to the most sustainable areas in respect of their existing scale, form and character whilst supporting the creation of a new sustainable community to meet the long term needs of the island.

The council is aware of at least two areas where landowners may be interested in putting land forward for a new settlement but not enough preparatory work has been undertaken to include these. Furthermore, no work has been undertaken to establish whether these are in appropriate locations when considering the spatial distribution of housing need.

Option 3 Growth in locations not previously considered (a) New tier(s) in settlement hierarchy with settlement boundaries

This option would result in more land being acceptable in principle for development in locations not previously considered appropriate.

Such an approach would contribute to the delivery of the council's housing requirements, but could result in potentially significant expansion of smaller settlements.

Option 3 Growth in locations not previously considered (b) New tier(s) in settlement hierarchy with allocated sites (no settlement boundary);

This option would facilitate managed growth in certain locations, with a view to increasing their sustainability and maintaining their identity.

As only allocated sites would be permitted, and there would be no settlement boundary there would still be a presumption against development in non-allocated sites.

Option 3 Growth in locations not previously considered (c) New tier(s) in settlement hierarchy with settlement boundaries and allocated sites.

This option would see the potential for growth in such locations increase significantly, as the introduction of a settlement boundary accepts the principle of development within or immediately adjacent to it.

Such an option would significantly contribute to delivering the council's housing targets, although could have a detrimental impact on the character of the settlements and the surrounding countryside

Sustainability Appraisal of the Spatial Development Options for the Island Planning Strategy

Table 4 sets out the assessment of the 6 identified options. This has been done applying the same SA Assessment Matrix as used to assess all the other policy options (see Appendix 5) and using the same assessment scoring (see Table 6.1: SA Assessment Scores in the main SA Report).

Table 4: SA of Spatial Development Options

Spatial Development Options							
SA Objectives	Option 1(a)	Option 1(b)	Option 2	Option 3(a)	Option 3(b)	Option 3(c)	Commentary/Explanation ((to include secondary, cumulative and synergistic effects)
1. Air Quality: To reduce air quality pollution and ensure air quality continues to improve	++	+	-	?	?	?	<p>Commentary: New development will generate traffic, so the location of new development will determine the distance of the journey, which in turn will influence likely modes of transport used. Options 1a & 1b both focus on the existing main centres for both employment and provision of services (including retail). By expanding these existing urban areas Option 1b will increase journey distances and times for those new developments located at the periphery and therefore is less positive in performance than 1a. The uncertainty with options 3a,b and c acknowledges the fact that there is some advantage to allowing smaller settlements to grow as it helps them to become more self-sufficient, thereby reducing the necessity for travel. However there is no way to know when this point would be reached, or if the intended development as a consequence of either option 3a or 3c would be sufficient. The negative impact with Option 2 is in regard to the generation of trips from a new location, which would need to be mitigated with the provision of a linked walking and cycling network and/or public transport provision.</p> <p>Temporary/Permanence: For the lifetime of the plan Timescale: Medium to long-term Likelihood of effect: Likely Geographical effect: Local, to the areas of new growth.</p>
2. Coasts: To protect the Islands coastline and minimise the risk to people and	--	--	++	-	?	-	<p>Commentary: Options 1a, 1b, 3a and 3c will all have negative impacts due to continuing development in existing settlements. This is more severe for Options 1a and 1b as all the Islands town are located either on the coast, or as</p>

Spatial Development Options							
SA Objectives	Option 1(a)	Option 1(b)	Option 2	Option 3(a)	Option 3(b)	Option 3(c)	Commentary/Explanation ((to include secondary, cumulative and synergistic effects)
property from coastal erosion and flooding							<p>is the case with Newport, on an estuary or river, whereas not all of the lower tier settlements are located in areas subject to this risk, so have a lesser negative impact. The uncertainty with 3b is due to the fact that not being constrained by a settlement boundary could potentially allow vulnerable coastal settlements the ability to roll-back, although the reality is likely to be the settlement expanding but with the areas most at risk remaining so. Option 2 provides the opportunity for new areas of growth that would not only be free from risks of being located in close proximity to the coast, but would also allow natural evolution of coastal processes, thus avoiding unnecessary coastal squeeze of habitats through a build-defend-build cycle.</p> <p>Temporary/Permanence: Permanent Timescale: Medium to long-term Likelihood of effect: Likely Geographical effect: Coastal areas of the Island</p>
3. Water To reduce impact on the environment from water use	-	-	?/--	-	-	-	<p>Commentary: All new development will create addition demands on an already stressed water infrastructure system. The existing settlements will be better placed to deal with both supply and wastewater issues due to having existing infrastructure in place. Option 2 has the potential for major negative impacts, due to requiring complete new water infrastructure support and, dependent upon location, has the potential to impact groundwater source protection zones. Liaison with both Southern Water and the EA on location and water efficiency measures etc. will be critical to mitigate the impacts from new development.</p> <p>Temporary/Permanence: Permanent Timescale: Medium to long-term</p>

Spatial Development Options							
SA Objectives	Option 1(a)	Option 1(b)	Option 2	Option 3(a)	Option 3(b)	Option 3(c)	Commentary/Explanation ((to include secondary, cumulative and synergistic effects)
							Likelihood of effect: Likely Geographical effect: Existing settlements plus location of any new settlement(s)
4. Landscape & Seascape: To protect and enhance the Islands natural and historic environment and character, and to achieve sustainable development within a sensitive landscape	-	-	-	-	-	-	Commentary: Option 1a will have impacts by increasing the density at the edge of settlements, which is likely to impact settlements either adjacent to or within landscape designations, and on the coast seascape. Option 1b will impact landscape through the potential closing of settlement gaps and options 3a, b and c all have similar possibilities of impacting particularly more rural areas, landscape and character. Option 2 has the greatest potential for negative effects by developing a greenfield site on a visually sensitive setting in a way that generates negative effects, however, this is dependent upon location, design and layout, and therefore there is some uncertainty. Temporary/Permanence: Permanent Timescale: Medium to long-term Likelihood of effect: Likely Geographical effect: Existing settlements plus location of any new settlement(s)
5. Archaeology and heritage: To protect and enhance the Islands historic environment and character, and to achieve sustainable development within a sensitive landscape	-	-	?	+	+	-	Commentary: Option 1a has significant potential for major negative impacts on the historic environment through increasing the intensity of urban development within historic settlements. Option 1b will avoid the intensification of 1a, but the historic character and identity of settlements could be lost as boundaries and settlements merge. Option 2 is uncertain in its potential for impacts as developing a greenfield site can lead to otherwise undiscovered archaeological finds and relieve the pressure for development on historic settlements, however location could

Spatial Development Options							
SA Objectives	Option 1(a)	Option 1(b)	Option 2	Option 3(a)	Option 3(b)	Option 3(c)	Commentary/Explanation ((to include secondary, cumulative and synergistic effects)
							lead to impacts on the setting and historic character of existing heritage assets. Options 3a and b provide options that would relieve some of the development pressure, in a controlled way, on the main urban areas and so have a minor positive impact. As Option 3c has the greatest potential for delivering development in lower tier settlements it also has the greatest likelihood of impacting settlement character and historic setting of assets. Temporary/Permanence: Lifetime of the plan Timescale: Medium to long-term Likelihood of effect: Likely Geographical effect: Main towns on the Island, lower tier settlements and potentially a new settlement(s).
6. Biodiversity, fauna and flora: To conserve and enhance the Islands biodiversity, fauna and flora	+	-	?/--	-	+	-	Commentary: Options 1a and 3b have a spatially limiting effect on new development and will subsequently limit both the direct (e.g. encroachment onto habitat) and indirect (e.g. disturbance from noise, light or recreation) negative impacts, thereby having a positive impact. In contrast options 1b, 3a and 3c can all lead to growth of existing settlements, increasing both actual physical area of urbanisation and areas of impact. Option 2 has significant uncertainty with no location, as given the number, extent and significance of environmental designations around and across the Island, there is significant potential for major negative impacts, but these can be mitigated through location. Temporary/Permanence: Permanent Timescale: Medium to long-term Likelihood of effect: Likely, dependent upon location for Option 2 Geographical effect: Undeveloped areas bordering existing settlements,

Spatial Development Options							
SA Objectives	Option 1(a)	Option 1(b)	Option 2	Option 3(a)	Option 3(b)	Option 3(c)	Commentary/Explanation ((to include secondary, cumulative and synergistic effects)
							particularly where there is nature conservation interest features.
7. Soil, geology and land use: To ensure appropriate land use in relation to soil and geology functionality and to improve efficiency in land use.	+	-	?/--	-	-	-	<p>Commentary: Option 2 has the potential (dependent upon location) for major negative impacts through greenfield development sterilising MSAs and/or the best agricultural land. All of the other options are likely to result in minor negative impacts through incremental growth of existing of existing settlements into increasingly greenfield areas. By focussing development within the existing settlement boundary through increasing site yield and upper the density of the existing urban environment, Option 1a will have a positive impact by helping to divert new development away from the Island’s geological and pedological assets.</p> <p>Temporary/Permanence: Permanent Timescale: Medium to long-term Likelihood of effect: Likely Geographical effect: Edges of existing urban areas</p>
8. Climate Change Mitigation To minimise future climate change through reducing emissions of carbon dioxide and other greenhouse gases	~	~	++	~	~	~	<p>Commentary: There is a major positive impact with option 2 against all of the SA Objective sub-appraisal criteria, due to the opportunity planning and then delivering a new settlement provides, particularly in terms of infrastructure and urban form that requires a step change in how people live their everyday lives. If the new settlements are taken forward as a preferred spatial approach the sub-appraisal criteria of this SA Objective should be used as a start point for infrastructure requirements, setting ambitious targets to be an exemplar settlement through it’s use of resources and energy. There is no clear relationship between any of the other spatial development options and any of the SA Objective sub-appraisal criteria of contributing to the fastest speed internet connectivity, availability of local electricity storage, provision</p>

Spatial Development Options							
SA Objectives	Option 1(a)	Option 1(b)	Option 2	Option 3(a)	Option 3(b)	Option 3(c)	Commentary/Explanation ((to include secondary, cumulative and synergistic effects)
							of electrical charge points for vehicles or supporting renewable energy supply chains. Whichever spatial strategy is selected, policy setting out how growth on the Island will both support and be supported by the low carbon footprint infrastructure set out in the sub-appraisal criteria of this SA Objective, should be developed, as the lack of a clear relationship should be viewed as both a current weakness to all of the other options and an opportunity to improve performance in sustainability terms. Temporary/Permanence: Permanent Timescale: Long term Likelihood of effect: Likely Geographical effect: Focused on new settlements.
9. Climate Change Adaptation To reduce the risks to people and properties from the effects of climate change	--	--	++	-	?	-	Commentary: Options 1a, 1b, 3a and 3c will all have negative impacts due to continuing development in existing settlements. This is more severe for Options 1a and 1b as all the Islands town are located either on the coast, or as is the case with Newport, on an estuary or river, whereas not all of the lower tier settlements are located in areas subject to flood risk and/or coastal processes, so have a lesser negative impact. The uncertainty with 3b is due to the fact that not being constrained by a settlement boundary could potentially allow vulnerable coastal settlements the ability to roll-back, although the reality is likely to be the settlement expanding but with the areas most at risk remaining so. Option 2 provides the opportunity for new areas of growth that would not only be free from risks of being located in close proximity to the coast, but would also allow natural evolution of coastal processes, thus avoiding unnecessary coastal squeeze of habitats through a build-defend-build cycle.

Spatial Development Options							
SA Objectives	Option 1(a)	Option 1(b)	Option 2	Option 3(a)	Option 3(b)	Option 3(c)	Commentary/Explanation ((to include secondary, cumulative and synergistic effects)
							Temporary/Permanence: Permanent Timescale: Medium to long-term Likelihood of effect: Likely Geographical effect: Coastal areas of the Island
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity	?/+	-	--	+	+	+	Commentary: Option 1a will have positive impacts against the SA Objective sub-appraisal criteria of helping to prevent settlement coalescence, increasing darkness, however there is some uncertainty as to what the effects would be on local identity when increasing density. Option 1b will have a negative impact against the SA Objective sub-appraisal criteria of preventing settlement coalescence and increasing the local identity of individual settlements, by allowing development beyond existing settlement boundaries and increasing the likelihood of shrinking strategic gaps and the merging of settlements. Option 2 will have major negative impacts due to light pollution and eroding darkness and dark skies. Both location and design will be critical to mitigate against this. All Options 3a, b and c will have minor positive impacts against the SA Objective sub-appraisal criteria of increasing local identity of individual settlements and encouraging new investment in the public realm, by positively enabling lower tier communities to grow, where previously there has not been such an emphasis. Temporary/Permanence: Permanent Timescale: Medium to long-term Likelihood of effect: Likely Geographical effect: Main towns on the Island, lower tier settlements and potentially a new settlement(s).
11. Population:	~	~	~	+	+	+	Commentary: While there is no clear relationship between options 1a, 1b and

Spatial Development Options							
SA Objectives	Option 1(a)	Option 1(b)	Option 2	Option 3(a)	Option 3(b)	Option 3(c)	Commentary/Explanation ((to include secondary, cumulative and synergistic effects)
To develop and maintain a balanced and sustainable population structure on the Island.							2 with any of the SA Objective sub-appraisal criteria, options 3a, 3b and 3c all have a positive impact against the sub-appraisal criteria of supporting an aging population and contributing to achieving a balanced population structure by increasing the supply of housing stock in settlements on the Island that have not previously been a focus of supply and thus generating issues of affordability. Ensuring supply also provides the range both in terms of unit and ownership, required in these lower tier settlements will make significant contributions to a more evenly distributed and balanced Island population, which itself will bring further positive impacts. Temporary/Permanence: Permanent Timescale: Medium to long-term Likelihood of effect: Likely Geographical effect: Lower tier settlements and more rural parts of the Island
12. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm	-	-	~	~	~	~	Commentary: As options 1a and 1b will increase the population of Newport, there's increased potential for antisocial behaviour associated with the evening economy. If growth is focussed on the Islands main towns then any policy dealing with a night time or evening economy will need to consider the implications for local disturbance, public safety and antisocial behaviour, although it is recognised that other stakeholders involvement is likely to be required to effectively deal with this issue. Options2, 3a, b and c of providing either a new settlement or new tiers in the settlement hierarchy will not have any relationship with the sub-appraisal of contributing to reducing antisocial behaviour associated with the evening economy. Temporary/Permanence: Permanent Timescale: Medium to long-term

Spatial Development Options							
SA Objectives	Option 1(a)	Option 1(b)	Option 2	Option 3(a)	Option 3(b)	Option 3(c)	Commentary/Explanation ((to include secondary, cumulative and synergistic effects))
							Likelihood of effect: Likely Geographical effect: Main towns on the Island
13. Health: To improve the health and wellbeing of the population and reduce inequalities in health	-	-	~	+	+	+	Commentary: Options 1a and 1b both have a negative impact on the SA Objective sub-appraisal criteria of increasing levels and distribution of affordable housing and contributing to equitable distribution of health related services and facilities across the Island, by concentrating new development in the Islands main towns and thereby continuing the concentration in provision of both housing stock and supporting services in these urban areas. Options 3a, b and c will all have a positive impact on the sub-appraisal criteria, by distributing more evenly, the potential for development through allocations, which will aid viability of supporting services in lower tier settlements. The West Wight in particular would benefit from these options and the increased delivery of affordable housing. There is no clear relationship between option 2 and the sub-appraisal criteria. Temporary/Permanence: Permanent Timescale: Medium to long-term Likelihood of effect: Likely Geographical effect: Island-wide
14. Social Inclusion: To reduce the level and distribution of poverty and social exclusion across the Island	+	++	~	?	?	?	Commentary: Both option 1a and 1b will have positive impacts against the SA Objective sub-appraisal criteria of making provision for a range of flexible accommodation focussed on main areas of deprivation and ensuring that sub-housing market area needs are being met as other than Freshwater, all the areas of deprivation can be found in the primary settlements of Cowes, East Cowes, Newport, Ryde and the Bay. There is no clear relationship between the provision of a new settlement provided by option 2 and the sub-appraisal

Spatial Development Options							
SA Objectives	Option 1(a)	Option 1(b)	Option 2	Option 3(a)	Option 3(b)	Option 3(c)	Commentary/Explanation ((to include secondary, cumulative and synergistic effects)
							<p>criteria. Options 3a, b and c are all uncertain in their relationship to the sub-appraisal criteria, as much will depend on the balance of how sites are allocated between primary, secondary and other lower tier settlements, but the performance could be improved with some positive certainty if distribution of development was focussed on meeting both local housing need and deprivation. No explicit spatial provision for Gypsy, Traveller and Travelling Showpeople communities, so whichever option is taken forward this community will need to be provided for in either or both policy and allocations (also see the individual SA assessment of the Gypsy, Traveller and Travelling Showpeople policy options in Appendix 5)</p> <p>Temporary/Permanence: Permanent Timescale: Medium to long-term Likelihood of effect: likely Geographical effect: Main Island towns</p>
<p>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</p>	+	+	?	-	-	-	<p>Commentary: Options 1a and b have a positive impact against the SA Objective sub-appraisal criteria of providing adequate access to education facilities, as locating new development in and around the primary settlements of the Island will increase the accessibility of new development to the existing range of education provision that is greatest in the Islands main towns, particularly Newport and the Medina Valley. Option 2 is uncertain in it's performance as this will be dependent upon location, connectivity with existing settlements that provide education opportunities not available in the new settlements, and the size of the new settlements will determine what provision is viable within the new community. To provide greater positive certainty for option 2 clear links in how provision will be made based upon</p>

Spatial Development Options							
SA Objectives	Option 1(a)	Option 1(b)	Option 2	Option 3(a)	Option 3(b)	Option 3(c)	Commentary/Explanation ((to include secondary, cumulative and synergistic effects)
							<p>size/quantum to then what external reliance there will be and how accessible this is (e.g. availability of cycle tracks to towns with colleges for upper levels of education). Options 3a, b and c will all have negative impacts against the sub-appraisal criteria, as there will always be a reliance on the primary settlements for some level of education, simply due to scale, so placing more development in areas further away will generate issues around accessibility and opportunities.</p> <p>Temporary/Permanence: Permanent Timescale: Medium to long-term Likelihood of effect: Likely Geographical effect: Main Island towns and lower tier settlements</p>
<p>16. Access: To improve accessibility to all services and facilities</p>	-	-	++	+	+	+	<p>Commentary: Option 1a will have a negative impact on the SA Objective sub-appraisal criteria of making provision for open space and providing opportunities for people to access open space and opportunities for contact with nature by concentrating development within the existing settlement boundary, applying the current settlement hierarchy which is likely to have detrimental impacts on provision of open space and increase numbers living in an urban environment at some distance from natural green space. Using sustainable transport routes as green corridors may be one way to mitigate this impact. Option 1b is also a negative impact as it will lead to urbanising some existing green spaces at the edges of settlements, increasing the distance existing communities have to travel to experience open space and nature. Option 2 will provide significant opportunities for how space is planned for so that it is accessible and allows communities to experience more easily and on a regular basis the natural environment. Option 2 would</p>

Spatial Development Options							
SA Objectives	Option 1(a)	Option 1(b)	Option 2	Option 3(a)	Option 3(b)	Option 3(c)	Commentary/Explanation ((to include secondary, cumulative and synergistic effects)
							benefit from taking a green/open space approach to the core of any new settlement proposal, such as green communities or garden settlements. Options 3a, b and c will provide new development with easy access to open space and the natural environment by virtue of locating more development in more rural communities. Temporary/Permanence: Permanent Timescale: Medium to long-term Likelihood of effect: Likely Geographical effect: Main towns on the Island, lower tier settlements and potentially a new settlement(s).
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	++	++	?	-	-	-	Commentary: Options 1a and 1b with have a positive impact on the SA Objective sub-appraisal criteria of contributing to a reduction in travel times and traffic delays and contribute to ensuring access to sustainable transport routes as distributing development in accordance with the existing settlement hierarchy will ensure that the majority of development is located in close proximity to the main Island towns, all of which have an established network of cycle and foot paths. Locating new residential development close to the main centres of employment and services (including healthcare and education) will provide significant sustainability benefits over the long-term. Option 2 is uncertain in its performance as this will be dependent upon location, connectivity with existing settlements and the size of the new settlements will determine what provision is viable within the new community. To provide greater certainty for option 2 clear links in how accessible any new settlement is in relation to the main centres of employment and other services. Options 3a, b and c will all have negative

Spatial Development Options							
SA Objectives	Option 1(a)	Option 1(b)	Option 2	Option 3(a)	Option 3(b)	Option 3(c)	Commentary/Explanation ((to include secondary, cumulative and synergistic effects)
							<p>impacts against the sub-appraisal criteria, as there will always be a reliance on the primary settlements for some level of employment, education, healthcare and related services and retail, so placing more development in areas further away from the main towns on the Island will generate issues in relation to travel times and test the viability of sustainable transport routes with regards to the distances/time people are willing to travel using them (and for what purpose).</p> <p>Temporary/Permanence: Permanent Timescale: Medium to long-term Likelihood of effect: Likely Geographical effect: Main towns on the Island, lower tier settlements and potentially a new settlement(s).</p>
<p>18. Employment & Economic Performance: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Island</p>	+	+	?	-	-	-	<p>Commentary: Options 1a and 1b will have a positive impact against the SA Objective sub-appraisal criteria of helping to reduce distances people travel to work, contributing to the regeneration of the seafront interchange area of Ryde seafront and contributing to the general improvement of the urban environment and the Bay economy, by continuing to use the existing settlement hierarchy to determine the distribution of allocations and therefore areas of investment. Option 2 is uncertain in its performance as this will be dependent upon location, connectivity with existing settlements and the size of the new settlements will determine what provision is viable within the new community in terms of employment. To provide greater certainty for option 2 clear links in how accessible any new settlement is in relation to the main centres of employment and other services. Options 3a, b and c will all have negative impacts against the sub-appraisal criteria, as there will always</p>

Spatial Development Options							
SA Objectives	Option 1(a)	Option 1(b)	Option 2	Option 3(a)	Option 3(b)	Option 3(c)	Commentary/Explanation ((to include secondary, cumulative and synergistic effects)
							<p>be a reliance on the primary settlements for some level of employment, so placing more development in areas further away from the main towns on the Island will generate issues in relation to travel times and test the viability of sustainable transport routes with regards to the distances/time people are willing to travel using them as a form of commuting.</p> <p>Temporary/Permanence: Permanent Timescale: Medium to long-term Likelihood of effect: Likely Geographical effect: Main towns on the Island, lower tier settlements and potentially a new settlement(s).</p>

Short/Medium/Long-Term Effects

The effects of the options on the SA Objectives is likely to be minimal in the short-term as ultimately development can only be delivered once the plan is adopted and proposals are then submitted, approved and development commences. Indeed some of the current plan issues are around delivery following permission and the council is exploring different methods (including a policy based approach in the Island Strategic Plan) to address this.

It's no coincidence that the majority of SA effects have been predicted as having a medium to long-term timescale and this represents a precautionary approach based upon previous rates of delivery (as identified earlier under Issues faced by the Island). In the medium to long-term however the options differ in their impacts both on where development is located and economic growth and regeneration of the Island.

Secondary, Cumulative and Synergistic effects

A summary of the potential secondary, cumulative and synergistic effects is provided in Table 5 below.

Table 5: Secondary, Cumulative and Synergistic Effects

Potential Cumulative Effect	Affected Receptor	Causes
Water resources	Catchments and receiving waters on both the Island and southern Hampshire	Water infrastructure demands in terms of both supply and wastewater treatment from new development in combination with demands of existing development on the Island and existing and proposed development in the wider sub-region.
Climate change and air quality	Global, regional and locally	Range of emissions in combination from a variety of sources including vehicle traffic, ferries and new developments (both construction and use).
Depletion of mineral and soil resources	Local and regional (marine aggregates)	Increased demand for mineral extraction combined with existing demands for industry/construction. Finite local resource that is also limited in range (i.e. no crushed rock). Concentrated areas of the best and most versatile land subject to multiple development pressures and changing land values.
Economic regeneration (including improved employment and education opportunities)	Local and regional, also related to national economy	New housing and employment development together with associated regeneration initiatives across the Island.
Loss of environment/environmental quality	Sub-regional and local environment	Combined effect of individual developments on landscape, biodiversity, and the historic environment
Reduction in deprivation	Local population	Combined effect of investment in housing, transport, services and facilities (including health care and education) combined with other initiatives across the Island.

Summary of Results

Following the SA assessment a summary of each options performance is set out together with recommendations on how the option's performance can either be enhanced or mitigated, identifying particular areas for each option where attention will be needed if the option is taken forward in the plan process.

Spatial Strategy Option	Option 1(a) Use existing settlement hierarchy (a) Increase density/site yield
Summary of SA Performance	<p>By focusing on the existing settlement hierarchy and concentrating development within establish key centres there will be a number of positive impacts. In particular Newport is the most strategically accessible location because it is in the centre of the Island and the hub of the transport network. This will have further environmental benefits as the majority of air quality issues (associated with road traffic) are in relation to the approaches to the town and key junctions within it.</p> <p>The potential negative impacts in relation to coastal vulnerability and new development are going to have to be dealt with through the SFRA, but there will need to be an acknowledgement that it is increasingly likely that the availability of brownfield sites in the upper tiers of the settlement hierarchy will carry an element of risk.</p> <p>All of the spatial options will have a negative impact on water resources, highlighting the fundamental issues detailed in the water background paper, that are to some extent independent of any spatial development option.</p> <p>By increasing density at the edge of existing settlements there is significant potential for this option to impact settlement character and the historic environment</p> <p>The option performs well in terms of impacts on the natural environment, as focussing development within the existing settlement hierarchy minimises the likelihood of impacts on designated biodiversity assets and sterilisation of geological and pedological assets.</p> <p>This option has the potential to have negative impacts by contributing to an evening or night time economy.</p> <p>Increasing both site yields and densities within the existing settlement hierarchy could impact the amount and accessibility to open space and the natural environment.</p> <p>This option will make a positive contribution to the regeneration of Ryde seafront and the Bay.</p>
Identified areas for enhancement or mitigation	<p>Ensuring movement within settlements is as easy as possible for pedestrians and cyclists, the ideal should be continuous routes from one town to another. Both East Cowes and the West Wight would benefit from greater connectivity via sustainable transport means with Newport.</p> <p>Attention will need to be paid to the treatment of settlement boundaries where they are in close proximity to sensitive visual receptors, historic assets and recognised settlement character, particularly any proposal to increase existing site densities.</p> <p>Both a sequential and exceptions approach to development at the coast and subject to flood risk will need to taken, with potential allocation sites being assessed in the level 2 SFRA. Green field sites in vulnerable coastal locations should be safeguarded from development and the council should implement CCMAs.</p>

	<p>All new development should be required to be as water efficient as possible and the council should consult both the EA and Southern Water on any development likely to make significant water infrastructure demands.</p> <p>Strategy should include policy setting out how growth on the Island will both support and be supported by the low carbon footprint infrastructure set out in the sub-appraisal criteria of the climate change mitigation SA Objective.</p> <p>Any policy dealing with a night time or evening economy will need to consider the implications for local disturbance, public safety and antisocial behaviour.</p> <p>No explicit spatial provision for Gypsy, Traveller and Travelling Showpeople communities, so whichever option is taken forward, this community will need to be provided for in either or both policy and allocations.</p> <p>Any intensification of the existing urban environment will need to be balanced with sufficient provision of open space and enabling easy access, preferably by sustainable means of transport, to the natural environment in order to be able to easily experience nature.</p>
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Spatial Strategy Option	
Option 1(b) Use existing settlement hierarchy(b)extending settlement boundaries	
Summary of SA Performance	<p>Although not as pronounced as Option 1a, this option will also have beneficial effects on air quality by applying the existing settlement hierarchy. However as settlement boundaries may extend there will be increased importance on ensuring a coherent and readily accessible sustainable and public transport network.</p> <p>The potential negative impacts in relation to coastal vulnerability and new development are going to have to be dealt with through the SFRA, but there will need to be an acknowledgement that it is increasingly likely that the availability of brownfield sites in the upper tiers of the settlement hierarchy will carry an element of risk.</p> <p>All of the spatial options will have a negative impact on water resources, highlighting the fundamental issues detailed in the water background paper, that are to some extent independent of any spatial development option.</p> <p>The option is likely to lead to negative impacts on sensitive visual receptors through the potential closing of settlement gaps and merging of settlements as boundaries extend outwards. There may also be negative impacts due to increasing physical urban area and then associated areas of impact on both biodiversity and mineral and soil assets.</p> <p>The local identity, particularly of smaller satellite settlements could be lost.</p> <p>The option will provide new development with good access to education and training facilities, and providing a range of accommodation in areas where, through deprivation and housing needs, it is most needed.</p> <p>This option will make a positive contribution to the regeneration of Ryde seafront and the Bay.</p>
Identified areas for enhancement or mitigation	<p>Ensuring movement within settlements is as easy as possible for pedestrians and cyclists, the ideal should be continuous routes from one town to another. Both East Cowes and the West Wight would benefit from greater connectivity via sustainable transport means with Newport.</p> <p>Both a sequential and exceptions approach to development at the coast and subject to flood risk will need to be taken, with potential allocation sites being assessed in the level 2 SFRA. Green field sites in vulnerable coastal locations should be safeguarded from</p>

	<p>development and the council should implement CCMAAs.</p> <p>All new development should be required to be as water efficient as possible and the council should consult both the EA and Southern Water on any development likely to make significant water infrastructure demands.</p> <p>Extension of settlement boundaries should avoid any incursion into areas that are designated as green space or strategic gaps, have a landscape or environmental designation, or would impact the setting of a historic asset.</p> <p>Any extension of a settlement boundary should also take account of MSAs, preferably by using the existing council guidance, and avoid the best and most versatile agricultural land.</p> <p>Any extension of a settlement boundary should avoid contributing to settlement coalescence.</p> <p>Any policy dealing with a night time or evening economy will need to consider the implications for local disturbance, public safety and antisocial behaviour.</p> <p>No explicit spatial provision for Gypsy, Traveller and Travelling Showpeople communities, so whichever option is taken forward, this community will need to be provided for in either or both policy and allocations.</p> <p>Any intensification of the existing urban environment will need to be balanced with sufficient provision of open space and enabling easy access, preferably by sustainable means of transport, to the natural environment in order to be able to easily experience nature.</p>
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Spatial Strategy Option	
Option 2 Creating new communities, New settlement(s)	
Summary of SA Performance	<p>The consequences (impacts) both positive and negative, from creating a new community will to a greater extent be determined by the location. As this is not currently known some assumptions have to be made and there are a number of assessment scores that are unknown primarily due to this spatial/locational factor.</p> <p>Creating a new community will generate trips from a new location, increasing car journeys and congestion, potentially impacting air quality. There will also be demands on infrastructure, with new provision required for all utilities. This does however provide the opportunity to put in place infrastructure that will support a low carbon community, aiding the transition from fossil fuelled vehicles and ensuring every home is future-proofed in terms of the fastest internet connections to enable working from home.</p> <p>Developing a new community will have a visual impact, the key to the significance of this will a combination of location, design and layout.</p> <p>Creating a new community does have advantages in being able to plan from a clean slate, so that known issues, such as flood risk, coastal erosion and instability can all be avoided. Similarly, environmental impacts can be avoided and/or minimised through the site selection process, seeking to avoid all nature conservation designations (including SINCS), natural watercourses and areas of vulnerability for groundwater sources, areas of value due to mineral and soil resources, historic assets, trees and hedges of value, etc.</p>
Identified areas for enhancement or mitigation	<p>Planned community with a series of open green spaces connected by a walking and cycling network and serviced by regular public transport provision (making use of either the Island's bus or rail service or contributing to new provision such as a park and ride facility).</p> <p>The transport network should provide easy access for as many modes of transport as possible, to the Islands existing services and</p>

	<p>centres of provision for retail, health care and employment. Ease of access to the cross-Solent terminals should also be considered. Provision of infrastructure should include provision for electrical vehicle use through charge points and a future proofed digitally connected community.</p> <p>Any search for a new settlement should apply similar SA criteria to that used in the SHLAA process so that environmental issues are all screened out, including both risks such as flooding and impacts such as wildlife and heritage assets.</p> <p>Being sensitive to the Island’s significant visual receptors such as the AONB, any area identified as dark skies, and historic assets will help avoid impacts and design guides (including lighting) and treatment of settlement boundaries will help to mitigate any residual impacts.</p> <p>Planning a new community should be based around the future inhabitants’ wellbeing and therefore open green space and access to nature and the environment should be central to any policy, allocation or proposal. This can contribute to and/or or be connected by green corridors of sustainable transport provision, with the new settlement based around a green or ‘garden’ theme.</p>
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Spatial Strategy Option	Option 3(a) Growth in locations not previously considered (a)New tier(s) in settlement hierarchy with settlement boundaries
Summary of SA Performance	<p>Encouraging growth in lower tiers of the settlement hierarchy carries some uncertainty with it in terms of outcomes and impacts. Increasing development may help with the viability of services and opportunities locally, which in turn will also help reduce impacts from car journeys, congestion and traffic. However, it is not known what the threshold of quantum of development is to enable such effects. In addition, there has to be an acceptance that some needs, be they employment, retail, leisure and services or health care, will always be located in the primary settlements, so increasing development in lower tier settlements will always have some negative impacts due to the relationship of provision with the larger settlements.</p> <p>Using the settlement boundary to provide growth could see a significant expansion of these settlements, the majority of which are surrounded by countryside, many with designated areas. This in turn is likely to generate further environmental impacts than the existing settlements. However, without identifying any specific sites for allocation there would be some uncertainty over delivery and even more so over the planned provision of growth, including supporting infrastructure.</p> <p>Any smaller settlements located in areas vulnerable to coastal change or flood risk would continue to be so, with the potential to increase the settlement area at risk. There may be some visual impacts as the settlement expands into rural areas, but the significance of this will be dependent upon the sensitivity of the landscape and presence of any significant visual receptor.</p> <p>Focussing development towards the lower tier settlements will help increase the local identity of settlements and encourage new investment in the public realm. Increasing development will help will both the availability and range of housing stock, helping to balance the population and make living in such locations more affordable to a greater number and range of the community (the West Wight in particular would benefit).</p>
Identified areas for enhancement	Many of the sustainability impacts of directing growth to lower tier settlements can be mitigated for, in part, through provision of good transport links covering all modes of transport, enabling the use of electric vehicles and ensuring infrastructure provision includes

or mitigation	<p>future-proofed internet connectivity.</p> <p>The policy approach would benefit from considering which areas of which settlements would be acceptable for growth, applying exclusionary, discretionary and positive criteria as used in the SHLAA. This would then help guide any expanded settlement boundary to areas of least negative impact and provide greater certainty to developers, which would be required given the lack of allocated sites. Visual impacts, particularly where any changing settlement boundary borders the AONB, Heritage Coast or other sensitive visual receptors, will need to be avoided in the first instance. Good design, particularly the treatment of the urban-rural interface should be included as a matter of course rather than a mitigation requirement (which it could still serve).</p> <p>To gain maximum benefits from this policy option housing provision should be focussed on the particular local need, to make living in such locations more affordable to a greater number and range of the community (the West Wight in particular would benefit).</p>
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Spatial Strategy Option	Option 3(b) Growth in locations not previously considered (b) New tier(s) in settlement hierarchy with allocated sites (no settlement boundary)
Summary of SA Performance	<p>Relying on allocated sites and not having a settlement boundary to help guide windfall application could result in a shortfall in terms of provision to meet local need.</p> <p>Not being constrained by a settlement boundary does present some advantages including the ability for new sites to be located away from areas at risk from flooding or coastal processes, avoiding development footprint into sensitive areas such as environmental designations or minerals and soils assets and limiting boundary impacts from disturbance such as noise and light.</p> <p>Focussing development towards the lower tier settlements will help increase the local identity of settlements and encourage new investment in the public realm. Increasing development will help with both the availability and range of housing stock, helping to balance the population and make living in such locations more affordable to a greater number and range of the community (the West Wight in particular would benefit).</p> <p>With no settlement boundary the identity of individual communities will need consideration when considering sites on the periphery of the current settlement as this could lead to encroachment into the countryside and/or erosion of strategic gaps between settlements.</p>
Identified areas for enhancement or mitigation	<p>Attention will need to be given to the size of sites and viability in terms of affordable housing delivery. Smaller settlements are likely to have a prevalence of smaller sites so monitoring of housing deliver will be of particular importance if this option is taken forward.</p> <p>Many of the sustainability impacts of directing growth to lower tier settlements can be mitigated for, in part, through provision of good transport links covering all modes of transport, enabling the use of electric vehicles and ensuring infrastructure provision includes future-proofed internet connectivity.</p> <p>An approach to ensuring new sites remain within the recognisable area of the settlement and crucially don't lead to either isolated pocket development or the erosion of strategic gaps needs to adopted if this option is taken forward.</p>

Spatial Strategy Option	Option 3(c) Growth in locations not previously considered (c) New tier(s) in settlement hierarchy with settlement boundaries and allocated sites.
Summary of SA Performance	<p>Encouraging growth in lower tiers of the settlement hierarchy carries some uncertainty with it in terms of outcomes and impacts. Increasing development may help with the viability of services and opportunities locally, which in turn will also help reduce impacts from car journeys, congestion and traffic. However, it is not known what the threshold of quantum of development is to enable such effects. In addition, there has to be an acceptance that some needs, be they employment, retail, leisure and services or health care, will always be located in the primary settlements, so increasing development in lower tier settlements will always have some negative impacts due to the relationship of provision with the larger settlements.</p> <p>Continuing growth in lower tier settlements were they are vulnerable to either coastal processes or flood risk will continue to be an issue with this option</p> <p>By making use of both a settlement boundary and allocations this option has the potential to make a significant contribution both to the overall annual housing target and more significantly for the local community, local need for both a range of housing stock and tenure. This in turn will have positive impacts on local population mix as more of those finding current housing stock in smaller rural settlements unaffordable will have the opportunity to live in these communities. This will have knock on positive effects for social exclusion, health, wellbeing and vibrancy of lower tier settlements as a broader spread of demographic dependencies (from child care provision to assisting older people) will be better dealt with from within the community.</p> <p>Using the settlement boundary to provide growth could see a significant expansion of these settlements, the majority of which are surrounded by countryside, many with designated areas. This in turn is likely to generate further environmental impacts than the existing settlements. However, through the allocation process sites will be identified that will have the least impacts (with those sites having unacceptable impacts being screened out altogether).</p>
Identified areas for enhancement or mitigation	<p>Many of the sustainability impacts of directing growth to lower tier settlements can be mitigated for, in part, through provision of good transport links covering all modes of transport, enabling the use of electric vehicles and ensuring infrastructure provision includes future-proofed internet connectivity.</p> <p>A risk based sequential approach that implements the councils SFRA should be used to inform site selection and use of either the relevant coastal strategy or if it is identified a CCMA.</p> <p>It will be important to ensure a broad range of housing stock is delivered in terms of both size/type and tenure, with particular attention paid to any identified local need. Flexible accommodation able to meet multigenerational needs should be preferred.</p> <p>Strategic decision-making should be made at a settlement/Island-wide level to determine which settlements are better suited to growth, based upon both need and the existing environmental constraints. This will then avoid trying to identify suitable sites at the individual settlement level, when the options available for growth to the settlement may already be limited through such constraints.</p>

Developing the Preferred Option

For all of the options there are common areas that whichever spatial strategy option is taken forward will need to be addressed, being;

- Impacts on the natural environment from new development, including but not limited to consideration of designated biodiversity assets and sterilisation of geological and pedological assets, landscape, seascape and settlement character and the historic environment;
- Provision of sustainable transport infrastructure, that not only links settlements but provides communities access to and experience of open and green space and the natural environment;
- A negative impact on water resources, highlighting the fundamental issues detailed in the water background paper, that are to some extent independent of any spatial development option.
- Spatial provision for Gypsy, Traveller and Travelling Showpeople communities, so whichever option is taken forward, this community will need to be provided for in either or both policy and allocations;

There was one further theme coming through the assessment that although it doesn't necessitate action (or mitigation) in the same way as the above, will enhance the performance of whichever spatial option is taken forward for policy development. The sub-appraisal criteria associated with the SA Objective Climate Change Mitigation are (*bar supporting supply chains associated with renewable energy*) universal in their application and the benefits to the Island and the wider global perspective are self-evident, being;

- Contributing to the extent of the fastest speed internet connectivity;
- Contributing to the availability of local electricity storage; and,
- Making provision for electrical vehicle use through charge points.

As is to be expected there was no one spatial option that performed better than the others across all the SA Objectives. Looking at the summary of performance in Table 6 and Figure 1, some broad conclusions can be drawn, being;

- All of the major impacts, both positive and negative, are from options 1a, 1b and 2;
- The majority of the negative impacts are in relation to environmental based SA Objectives (as opposed to social or economic) or in other words all of the options perform better against the social and economic SA Objectives;
- The uniqueness of option 2 is demonstrated in its assessment performance having significantly more major positive and negative impacts

The existing spatial strategy approach in the core strategy is the basis for the variations of option 1, i.e. using the existing settlement hierarchy. However evidence from the focussed consultation on the adopted plan, the themed work groups and the number of applications in the West Wight and wider rural area suggests that sticking with this approach is not the best option, either in terms of SA or more fundamentally meeting the needs of local communities of the Island. That's not to say that focussing development in the Island's main towns is without its merits, but that the opportunity presented by a new plan should include the wider Island so that all communities can benefit from planned development.

The difficult option to deal with is option 2 and the possibilities and challenges a new settlement offers. More than any other option, location will be critical in the performance of this option and it may be more appropriate to remain at a strategic level when it comes to identifying possible areas for growth. Given historic delivery rates and the potential barriers to getting a form of option 2 delivering, this should not be relied upon for either the short or medium term. Even looking to the long term, the number of likely obstacles to delivery (as indicated by the number of major negative impacts in the SA assessment) suggests that this should be a second option, or part of a longer phase

of strategic delivery to assist with the other options. However, the availability or otherwise of sites suitable for allocation may make this option more viable.

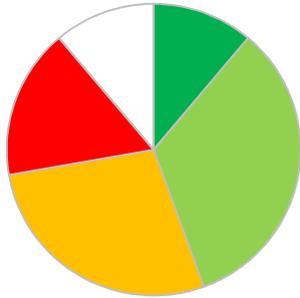
The ideal approach for delivery of the spatial strategy would be one that balances out all of the positives from each option, while applying the mitigation identified previously, where relevant. No one spatial option is clearly better than the rest. They all have their merits (and issues). The most sustainable option for a spatial strategy for the Island would be a hybrid that applies the existing settlement hierarchy, but recognises the role Island settlements considered in options 3a, b and c can and should play in the future development and growth on the Island. A new settlement could play a role in the Island's future. There are likely to be many opportunities with planning a settlement that will be much more readily achievable than when dealing with established settlements (for example infrastructure to support future transport, power and communications) but, the issues identified in this assessment should inform any future consideration of taking this option forward.

Table 6: Summary of SA performance for each Spatial Strategy Option

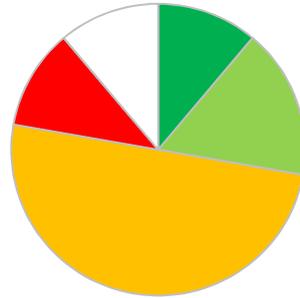
	19. Air Quality	20. Coasts	21. Water	22. Landscape & Seascapes	23. Archaeology and heritage	24. Biodiversity, fauna and flora	25. Soil, geology and land use	26. Climate change	27. Climate change	28. Culture	29. Population	30. Crime and safety	31. Health	32. Social inclusion	33. Education and training	34. Access	35. Material assets	36. Employment & economic prfjm
Option 1(a)	++	-	-	-	-	+	+	~	-	?/+	~	-	-	+	+	-	++	+
Option 1(b)	+	-	-	-	-	-	-	~	-	-	~	-	-	++	+	-	++	+
Option 2	-	++	?/--	-	?	?/--	?/--	++	++	-	~	~	~	~	?	++	?	?
Option 3(a)	?	-	-	-	+	-	-	~	-	+	+	~	+	?	-	+	-	-
Option 3(b)	-	?	-	-	+	+	-	~	?	+	+	~	+	?	-	+	-	-
Option 3(c)	?	-	-	-	-	-	-	~	-	+	+	~	+	?	-	+	-	-

Figure 1: Graphical illustration of each spatial strategy option's performance

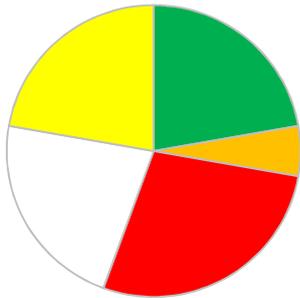
Option 1(a)



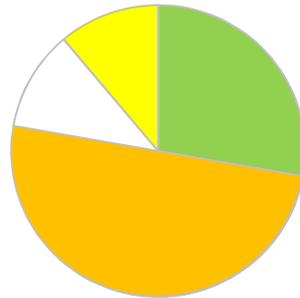
Option 1(b)



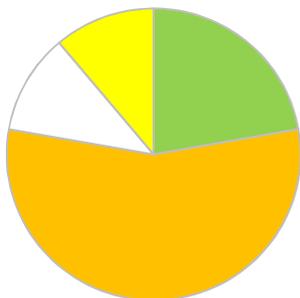
Option 2



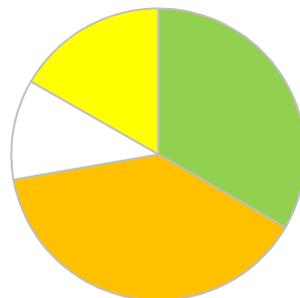
Option 3(a)



Option 3(c)



Option 3(b)



Appendix 7: Island Planning Strategy Policy Options Sustainability Appraisal Assessment Matrix

Please note that due to the size of Appendix 2 this is a separate attachment.

Appendix 8: Island Planning Strategy Policy Options Sustainability Appraisal Assessment Matrix – Summary of Outcomes

Please note that due to the size of Appendix 2 this is a separate attachment.