

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

Summary of outcomes	Balanced Mix of Housing – Provide an appropriate mix of housing based upon evidence, identified need for a local area and any specialist housing requirements.
Potential adverse effects and suggested mitigation	Only positive effects have been identified and mitigation is not required.
Potential for positive effects	<p>The policy option is likely to lead to benefits and therefore contributes positively to the SA Objectives by:</p> <p>Increasing local identity of individual settlements by making provision to meet the need and thereby enabling multiple generations within the same family to live in close proximity to each other.</p> <p>Supporting an aging population and contributing to the achievement of a balanced population structure on the Island.</p> <p>Increasing levels and distribution of affordable housing, particularly if there is focus to address deprivation, over-crowding and health related issues.</p> <p>Making provision for a range of flexible accommodation and contributing to meet the needs of the sub market area. 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.</p>

Summary of outcomes	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.
Potential adverse effects and suggested mitigation	<p>The policy option will have uncertain and potentially negative effects, including:</p> <p>Risk that historic assets will be lost through the recession of the coastline due to erosion processes being allowed to erode the coastline.</p> <p>It is not possible to determine the overall net loss or gain to biodiversity, but it is important to recognise that allowing dynamic coastal processes will result in a physical and therefore biological change.</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).</p> <p>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>
Potential for positive effects	<p>The policy option is likely to lead to benefits and therefore contributes positively to the SA Objectives by:</p> <p>reducing the risk to infrastructure, property and people from erosion and instability and promote protection, restoration and enhancement of the coastal zone, through the implementation of identified CCMA’s applied on a criteria basis.</p> <p>Positively contributing to the enhancement of RIGGS and the geological succession exposure along the undefended coastline of the Island. Allowing coastal processes to continue will maintain fresh exposures and continue the possibility of new discoveries in the fossil record.</p> <p>Maintaining relevant seascape objectives (at both the Island and Southern Marine Plan scale) by enabling, wherever</p>

	<p>possible, coastal processes to evolve the coastline naturally and steer new development away from active seafronts and cliff lines, benefiting both development and the wider seascape, maintaining and even increasing the extent of undeveloped coastline.</p> <p>Allowing the natural environment to adapt to coastal squeeze and the ability for habitats to roll-back, by identifying parts of the coastline that should not be developed and will maintain an undeveloped coastline that is able to recede naturally along with the successive range of associated coastal habitats.</p>
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Summary of outcomes	Design Quality for New Development – Sets out a range of urban design criteria for developments to meet, focussing on high quality and inclusive design.
Potential adverse effects and suggested mitigation	Only positive effects have been identified and mitigation is not required. The uncertainty associated climate change can be positively addressed by expecting development to be climate proofed.
Potential for positive effects	<p>The policy option is likely to lead to benefits and therefore contributes positively to the SA Objectives by:</p> <p>Ensuring efficient use of resources in new. The SA performance could be further enhanced against this Objective if consideration was given to minimising the production of waste and pollution.</p> <p>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.</p> <p>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>Prevention of settlement coalescence.</p> <p>Contributing to achieving a balanced population structure and ensuring that sub housing market area needs are met.</p> <p>Reducing antisocial behaviour associated with the evening economy.</p> <p>Reducing travel times and ensuring adequate access to existing transport is maintained.</p> <p>Improving the tourism offer and experience through higher quality projects.</p>

Summary of outcomes	Developer Contributions – Secure contributions where development would add to capacity requirements for infrastructure.
Potential adverse effects and suggested mitigation	Only positive effects have been identified and mitigation is not required.
	<p>The policy option is likely to lead to benefits and therefore contributes positively to the SA Objectives by:</p> <p>Helping to protect the quality of water.</p> <p>by supporting improvements in utility infrastructure and requirement for new development to demonstrate utility capacity.</p>

Summary of outcomes	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.
Potential adverse effects and suggested mitigation	There is an assumption that by ‘sustainable locations’ the primary driver is location and the ability to access the site(s) by multiple modes of transport. The rural elements of the policy will in particular, need to be checked with a caveat relating to proximity of sustainable modes of transport (including public transport) in order to deliver the positive impact SA score (for Air Quality).
Potential for positive effects	Acknowledgement that brownfield sites can have a value in terms of wildlife and biodiversity.

Summary of outcomes	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.
Potential adverse effects and suggested mitigation	Only positive effects have been identified and mitigation is not required.
Potential for positive effects	The policy option is likely to lead to benefits and therefore contributes positively to the SA Objectives by: Preventing settlement coalescence and increasing the local identity of individual settlements. Supporting an aging population and improving affordability which will contribute to a balanced population.

Summary of outcomes	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
Potential adverse effects and suggested mitigation	Only positive effects have been identified and mitigation is not required.
Potential for positive effects	The policy option is likely to lead to benefits and therefore contributes positively to the SA Objectives by: Reducing the risk to new development from coastal flooding and helping locate development away from areas subject to flooding and coastal erosion through sequential testing. Ensuring all future development (including new marine related employment and contributing to the regeneration of the seafront interchange area of Ryde seafront) takes flood risk over the development’s lifetime into account. Helping to protect water quality by ensuring the management of flood waters is through the most sustainable means. Use of the SUDS management train which should help to ensure biodiversity gains. The 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.

	<p>Avoiding development at risk of flooding and the effects of climate change, through the use of an up-to-date SFRA that will provide certainty for the lifetime of development combined with the risk-based approach of the sequential and exceptions test</p> <p>Ensuring adequate access to cross-Solent terminals by ensuring flood risk for the operational lifetime of the development is taken into account so that these key infrastructure assets can remain functioning in times of adverse weather conditions.</p>
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Summary of outcomes	Gypsies, Travellers and Travelling Showpeople – Meet the identified need by allocating sufficient sites that meet settlement boundary, accessibility and infrastructure requirements criteria.
Potential adverse effects and suggested mitigation	Only positive effects have been identified and mitigation is not required.
Potential for positive effects	The policy option is likely to lead to benefits and therefore contributes positively to the SA Objectives by: Ensuring sites are allocated in sustainable areas to meet the identified needs Gypsy, traveller and travelling showpeople. 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.

Summary of outcomes	Historic and Built Environment – Conserves and enhances the Islands historic and built environment through a number of criteria.
Potential adverse effects and suggested mitigation	Only positive effects have been identified and mitigation is not required.
Potential for positive effects	<p>The policy option is likely to lead to benefits and therefore contributes positively to the SA Objectives by: Contributing to the conservation and enhancement designated sites and assets, including the AONB, heritage features and RIGGS.</p> <p>By providing sanctuaries for wildlife, within either structures or their settings.</p> <p>Encouraging investment in the public realm which will contribute to the general improvement of the urban environment, economy and improve the tourism offer. These benefits will be dependent upon all conservation and enhancement work being both appropriate to the heritage asset and of the highest quality.</p> <p>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.</p>

Summary of outcomes	Housing for Older People – Support development proposals that contribute to the identified need of accommodation suitable for older persons, including protection of existing provision
Potential adverse effects and suggested mitigation	Only positive effects have been identified and mitigation is not required.
Potential for positive effects	The policy option is likely to lead to benefits and therefore contributes positively to the SA Objectives by: Making provision for a range of flexible accommodation and supporting an aging population. This will lead to meeting the needs of the sub market area and increasing levels and distribution of affordable housing for a balanced population demographic.

Summary of outcomes	Landscape, Seascape, Biodiversity and Geodiversity – Conserve, enhance and promote the landscape, seascape, biodiversity and geological interest of the Island through a number of criteria
Potential adverse effects and suggested mitigation	Only positive effects have been identified and mitigation is not required.
Potential for positive effects	<p>The policy option is likely to lead to benefits and therefore contributes positively to the SA Objectives by:</p> <p>Promoting protection, restoration and enhancement of the coastal zone (including protected sites for nature conservation) by seeking to sustain natural systems and processes.</p> <p>Ensuring the carrying capacity of the natural environment isn't compromised through additional demands on local water resources.</p> <p>Contributing to the conservation and enhancement designated sites, including the AONB, heritage features and RIGGS.</p> <p>Avoiding net loss or damage to designated wildlife sites and qualifying habitats and species, maintaining favourable conservation status for all notified features, demonstrating a net gain in biodiversity, protection of trees and hedges identified as having value and contributing to an increase in woodland.</p> <p>Contributing to and supporting renewable energy infrastructure.</p> <p>Preventing settlement coalescence, reducing light pollution and increasing darkness and increasing the local identity of individual settlements.</p> <p>Making provision for the natural environment to adapt to coastal squeeze and the ability for habitats to roll back.</p> <p>Making provision for open space and providing opportunities for contact with nature, through the protection and enhancement of natural spaces that have significance to biodiversity, landscape and seascape in terms of benefits to wildlife and landscape.</p> <p>Helping to expand and improve the tourism offer and experience through higher quality, reduced seasonality and protection of the Island's environmental assets.</p> <p>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</p>

	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.
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Summary of outcomes	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.
Potential adverse effects and suggested mitigation	The nature of the policy is such that there are no negative impacts to mitigate.
Potential for positive effects	The performance of 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.

Summary of outcomes	Preserving Settlement Identity - Preserving Settlement Identity by preventing development in certain areas/gaps that would impact upon separation, boundaries drawn widely.
Potential adverse effects and suggested mitigation	Only positive effects have been identified and mitigation is not required.
Potential for positive effects	The policy option is likely to lead to benefits and therefore contributes positively to the SA Objectives by: Avoiding net loss, damage to, or fragmentation of designated wildlife sites and qualifying species and protecting trees and hedges identified as having a value, through protection of identified gaps of strategic importance. contributing to the conservation and enhancement of landscapes, including AONB, MSAs and of the best and most versatile agricultural land helping to prevent settlement coalescence, reducing light pollution and increase darkness, and increase the local identity of individual settlements.

Summary of outcomes	Renewables – Sets targets and criteria to encourage renewable energy schemes
Potential adverse effects and suggested mitigation	There is renewable energy opportunities associated with off-shore wind, tidal and wave sources around the coast of the Island. This could potentially lead to infrastructure (such as connecting cables etc.) being at risk from coastal processes and/or interrupting natural processes and significant impacts to landscape and seascape, especially where there are sensitive receptors such as the AONB and Heritage Coast. The potential also exists for significant impacts on designated and non-designated heritage assets, listed and scheduled structures, biodiversity and geodiversity. It is also identified that there is significant uncertainty in the investment of marine based renewables around the Island, with no significant schemes to

	date, despite the industry (manufacturing) presence on the island. The likelihood of these impacts is unknown and any development of renewable schemes would be temporary. Therefore impacts should be avoided, minimised or mitigated when planning for such schemes.
Potential for positive effects	The policy option is likely to lead to benefits and therefore contributes positively to the SA Objectives by: Contributing to the availability of local electricity storage, provision for electrical vehicle charge points and supporting supply chains associated with renewable energy. 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. helping to develop skills related to marine activities contributing to the number of employment sites with water access

Summary of outcomes	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.
Potential adverse effects and suggested mitigation	Only positive effects have been identified and mitigation is not required.
Potential for positive effects	The policy option is likely to lead to benefits and therefore contributes positively to the SA Objectives by: Reducing the amount of congestion and car trips at the same time increasing the proportion of people using public transport, cycling and walking. b protecting existing retail provision in rural locations, by providing local facilities to smaller communities, reducing the reliance on town centres for all retail requirements. Protecting the AONB, landscape, settlement character and tranquillity. Helping to prevent settlement coalescence, and increase the local identity of individual settlements, by focussing retail development in the first instance, to existing town centres. However 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. Contributing to achieving a balanced population and the number of Island residents in full-time employment by maintaining and enabling small scale sources of employment in areas where there is above average economically inactive residents (West Wight).

Summary of outcomes	Social and Community Infrastructure – Support development proposals that improve cultural, educational, leisure and community facilities and protect existing provision, on a criteria basis.
Potential adverse effects and suggested mitigation	Only positive effects have been identified and mitigation is not required.

<p>Potential for positive effects</p>	<p>The policy option is likely to lead to benefits and therefore contributes positively to the SA Objectives by:</p> <p>Contributing to the conservation and enhancement of designated and non-designated heritage assets and providing increased access to and enjoyment of historic assets.</p> <p>Contributing to the protection of existing designated sites for nature conservation and providing a net gain, by providing outdoor (cultural, educational, leisure and community) facilities.</p> <p>Provision of open space and opportunities for people to come into contact with nature.</p> <p>Increasing the local identity of individual settlements, encouraging new investment in the public realm and contributing to the provision of and access to cultural facilities.</p> <p>Achieving a balanced population by contributing to cultural facilities and experiences that are likely to widen in appeal to multiple generations and therefore help to retain a broader, more balanced demographic.</p> <p>Helping to deliver new leisure and community facilities that take safety, particularly for uses during the evening, into account.</p> <p>Reducing social exclusion by increasing the opportunity for individuals to come into contact and socially interact, through the provision of improved cultural, educational, leisure and community facilities.</p> <p>Providing access to, and contributing to the improvement in the standard of education facilities by supporting proposals that improve educational and community facilities.</p>
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<p>Summary of outcomes</p>	<p>Supporting Rural Economy – Allow for more development that supports economic activity in rural areas</p>
<p>Potential adverse effects and suggested mitigation</p>	<p>The policy option will have uncertain and potentially negative effects, including:</p> <p>Enabling more economic activity may reduce the necessity for individuals to commute longer distances, however if the economic activity is one that is likely to generate additional trips (such as a tourism or leisure activity or a sale of goods such as a rural retail outlet) then the impacts will be negative. Mitigation could include consideration of a green travel plan; this should be particularly focussed on businesses likely to generate trips.</p> <p>Increasing economic activity in areas of the AONB and tranquillity is unlikely to avoid risk to them from light and noise pollution and increases in traffic. Mitigation could include 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.</p> <p>Generating direct impacts to biodiversity and settlement coalescence from the development and use of it directly (e.g. footprint and loss of, or disturbance to habitat, creating barriers to wildlife, increasing urban areas in a rural environment etc.) and indirect (e.g. economic activity is likely to generate additional trips, such as a tourism or leisure activity or a sale of goods such as a rural retail outlet). Mitigation could include 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.</p> <p>Impacting MSAs and the best and most versatile agricultural land, primarily through any requirement for undeveloped land. Mitigation could include consideration of any guidance on MSAs, including use of resource before its sterilised.</p>

Potential for positive effects	The policy option is likely to lead to benefits and therefore contributes positively to the SA Objectives by: Contributing to the number of Island residents in full-time employment. Contributing to a reduction in travel times, distances and traffic delays associated with commuter travel.
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Summary of outcomes	Sustainable Build Criteria for New Development – Measures to reduce the consumption of natural resources and to help deliver targets for reducing carbon emissions
Potential adverse effects and suggested mitigation	Only positive effects have been identified and mitigation is not required.
Potential for positive effects	The policy option is likely to lead to benefits and therefore contributes positively to the SA Objectives by: Ensuring efficient use of resources in new development includes not just materials, but how the building will consume natural resources when in use, including water efficiency measures. Ensuring new development is future-proofed by enabling connection to the fastest broadband (and allowing future upgrades), making provision for charge points for electrical vehicles and making an allowance for the potential future storage of electricity locally. Reducing light pollution and increasing darkness and encouraging development and design that does not impact areas identified as having dark skies, by ensuring efficient use of lighting in new development also considers light spillage/pollution and how to mitigate this. Contributing to the improvement in the standard of education facilities by ensuring new development associated with education provision is built to the highest standards of efficiency, reducing costs and ensuring levels of comfort for learning environments on the Island. Helping to reduce distances people travel to work

Summary of outcomes	Sustainable Travel – Supports proposals that increase travel choice and provide alternative means of travel to the car.
Potential adverse effects and suggested mitigation	Only positive effects have been identified and mitigation is not required.
	The policy option is likely to lead to benefits and therefore contributes positively to the SA Objectives by: Encouraging modal shift and consequential reduced use of the private car to avoid risk to landscapes from light and noise pollution and increases in traffic. Protecting trees and hedges identified as having a value and reduce any loss, through the promotion of infrastructure to support alternative means to the car, i.e. footpaths and cycle tracks and the trees and hedges that may form the boundaries to these transport routes. Further benefit could be gain by activity seeking to identify where such transport routes could form ecological corridors to link existing wildlife sites. Making provision for electrical vehicle use through charge points. The policy could provide further positive impacts if

	<p>consideration was given to the possibility of local electricity storage as part of the vehicle charging point network.</p> <p>Providing a range of transport options which increases accessibility to education and employment.</p> <p>Improving the health and wellbeing of the population, by making provision for modes of transport that also provides health benefits, and any reduction in vehicles using fossil fuels will also contribute to health benefits of cleaner air.</p> <p>Increasing the number of journeys made by sustainable transport modes is likely to lead to less vehicular traffic, which in turn is likely to reduce delays through traffic and ultimately shorten travel times.</p>
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Summary of outcomes	Town Centres – Sequential and impact based approach focussing retail on existing town centres
Potential adverse effects and suggested mitigation	All of the Island’s towns contain an historic core that generally co-insides with the main focus for retail. Ongoing redevelopment of these historic cores has the potential to impact upon identity and heritage, particularly where there are conservation areas. 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.
Potential for positive effects	<p>The policy option is likely to lead to benefits and therefore contributes positively to the SA Objectives by:</p> <p>Increasing the number of journeys made by sustainable transport modes is likely to lead to less vehicular traffic, which in turn is likely to reduce delays through traffic and ultimately shorten travel times.</p> <p>Encouraging modal shift and consequential reduced use of the private car to avoid risk to landscapes from light and noise pollution and increases in traffic.</p> <p>Continuing to focus retail uses in existing town centres in the first instance this will contribute to maintaining a mix of retail and leisure uses in these areas, helping to avoid concentrations of uses associated with the evening economy that can/could lead to an increase in antisocial behaviour.</p>

Summary of outcomes	Utility Infrastructure Requirements – Support proposals for improvements in provision of utility infrastructure and requirement for new development to demonstrate utility capacity
Potential adverse effects and suggested mitigation	<p>The policy option will have uncertain and potentially negative effects, including:</p> <p>Visual impacts generated by new infrastructure. However new infrastructure also presents the opportunity to improve impacts from existing infrastructure where this is being replaced. Where the new infrastructure has the potential to be visually prominent measures to mitigate should be sought as far as reasonably possible.</p> <p>To designated and non-designated heritage assets, biodiversity, mineral assets and the best/most fertile agricultural land.</p> <p>The nature of the infrastructure involved, implementation and whether full account has been given to all sensitive receptors will determine the level of impact.</p> <p>These impacts can be mitigated for within the policy if reference is made to consideration being given to potential impacts.</p>

	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).
Potential for positive effects	<p>The policy option is likely to lead to benefits and therefore contributes positively to the SA Objectives by:</p> <p>Ensuring future provision takes into account vulnerability at the coast in areas associated with erosion and instability.</p> <p>Helping to protect the quality of water. The effects would be enhanced if consideration was also given to development that will not be utilising conventional utility infrastructure (e.g. oil and gas storage, septic tanks and on-site management of sewerage).</p> <p>Contributing to the extent of fastest speed internet connectivity and availability of local electrical storage, making provision for electrical vehicle charge points and supporting supply chains associated with renewable energy. The performance of the policy could be further enhanced if provision is made to, wherever possible, future proof infrastructure installation, both in terms of capacity and likely technological evolution.</p> <p>Reducing light pollution and increasing darkness and encouraging new investment in the public realm, through the provision of modern, efficient performing infrastructure. Performance of the policy could be further enhanced if it were to recognise the specific needs to enhance the dark sky park area with appropriate level lighting.</p> <p>Meeting the identified need of the Gypsy, Traveller and Travelling Showpeople communities, by ensuring any sites allocated are properly serviced with all required utility infrastructure.</p>

Summary of outcomes	Policy: Cross-Solent Travel – sets out the council’s approach to proposals at/for cross-Solent terminals
Preferred (reasonable alternative) Option	Option 1: 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.
Reasons for selecting the preferred approach	All three options perform negatively and positively against the various SA objectives. However option 1 performs better overall because it has no uncertainties or major negative impacts unlike option 3 and more positives than option 1. This is because it allows for the redevelopment of existing terminal facilities which will see reuse of brownfield sites as well as allowing development of new terminal/s in sustainable locations.
Reasons the rejected options were not taken forward	Option 2 scores negatively where it relies on new development and so the greater potential for direct impacts associated with the footprint of development, particularly as it would be located on the northern coast of the Island for which the marine environment is designated. Option 3 performed very well in some instances but very negatively in others and is therefore a less balanced approach to take forward.
Potential adverse effects (of Preferred Option) and suggested mitigation	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.

Summary of outcomes	Creation of an area of ‘Dark Skies’ and measures to reduce light pollution from new development.
Preferred (reasonable alternative) Option	Option 4: An area within the south western part of the AONB designation.
Reasons for selecting the preferred approach	All options scored similarly with few negatives of each. However policy 4 has two major positives due to focusing implementation of the policy on the defined area, which would help to further differentiate between being in the dark sky designation (and the experience of this) and being elsewhere on the Island.
Reasons the rejected options were not taken forward	A policy for creation of an area of ‘Dark Skies’ and measures to reduce light pollution is in itself sustainable. However it is considered important that the designated park forms its own identity on the Island where only one policy does this specifically.
Potential adverse effects (of Preferred Option) and suggested mitigation	All options scored negatively on contributing to an increased feeling of vulnerability and decrease in perceived safety as a result of reduced light levels in the public realm. This could lead to a less people choosing to walk and cycle and This would therefore reduce access to sustainable transport routes and a balance will need to be struck between reduced lighting and safety in the public realm.

Summary of outcomes	Economy – sets out the Island’s approach to economic development and key employment allocation
Preferred (reasonable alternative) Option	Option 1: Plan for employment land provision based on ELS recommendations
Reasons for selecting the preferred approach	Neither option raises positive or negative scores when assessed against the SA objectives. However there are fewer uncertainties associated with option 1 due to the ambitious nature of the other option.
Reasons the rejected options were not taken forward	Option 2 is ambitious in its approach and seeks to plan for employment allocations over what is required. This would have knock on effects to the environment where uncertainties on air quality, biodiversity and efficient land use have been identified.
Potential adverse effects (of Preferred Option) and suggested mitigation	Uncertainties associated with the preferred option can be addressed by adding spatial criteria, such as using the settlement boundary.

Summary of outcomes	Environment – sets out the Islands approach to the environment
Preferred (reasonable alternative) Option	Option 3: Look for greater levels of enhancement to the environment.
Reasons for selecting the preferred approach	Both Option 1 and 3 perform well overall, with no negative effects. However Option 3 outperforms Option 1 in most areas due to the intent of the option to provide greater levels of environmental enhancement and therefore associated benefits.
Reasons the rejected options were not taken forward	The flexible nature of Option 2 in how it treats both the environment generally and designations specifically is more likely to lead to an overall decline in the environment and environmental value of the Island, which

	would have far reaching sustainability effects, including the economy (e.g. through tourism) and health and wellbeing (access to nature). Thus Option 2 performs comparatively poorly with a number of recorded potential negative impacts and uncertainties.
Potential adverse effects (of Preferred Option) and suggested mitigation	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.

Summary of outcomes	Green Infrastructure – states the council’s aim of enhancing the GI network and linking it to walking and cycling routes.
Preferred (reasonable alternative) Option	Option 2: 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.
Reasons for selecting the preferred approach	The preferred option provides greater potential for significant improvements to the environment as well as for people’s quality of life providing recreational and cultural opportunities.
Reasons the rejected options were not taken forward	Whilst option 1 will provide benefits for the environment and people these are not as great as option 2.
Potential adverse effects (of Preferred Option) and suggested mitigation	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.

Summary of outcomes	Housing – sets out criteria to ensure housing targets are met
Preferred (reasonable alternative) Option	Option 2: Exceed OAN based upon 2016 household projections (up to 641dpa)
Reasons for selecting the preferred approach	Option 2 allows for the identified housing need to be met over the lifetime of the plan. It scores positively for the health and dynamics of the Island’s population. This is because it is likely to increase the potential delivery of a wider range of housing stock in terms of ownership and affordability.
Reasons the rejected options were not taken forward	Option 1 creates less potential to positively contribute to the range of housing stock and the social opportunities associated with this.
Potential adverse effects (of Preferred Option) and suggested mitigation	Both options will lead to an increase in water consumption and impacts to air quality. On site mitigation will be required to ensure impacts to water resources are neutral. It is expected that there will be modal shift in transport over the lifetime of the plan which will contribute to addressing impacts to air quality.

Summary of outcomes	Policy: Improving our Public Realm - Require new development to improve public realm
Preferred (reasonable alternative) Option	Option 2: Scheme to respond to the context of individual areas
Reasons for selecting the preferred approach	Option 2 has the potential to contribute positively to the environment and communities on the Island.
Reasons the rejected options were not taken forward	Option 1 raises uncertainties around the environment and culture and crime and safety because it is a generic work list.
Potential adverse effects (of Preferred Option) and suggested mitigation	No negatives have been identified for the preferred approach and mitigation is not required.

Summary of outcomes	Renewables – sets out the councils approach to proposals for renewable energy
Preferred (reasonable alternative) Option	Option 1: Criteria approach that includes consideration of viability, landscape and local supply-chain
Reasons for selecting the preferred approach	Both approaches score positively against the SA objectives however option 1 has potential for greater benefits to climate change mitigation and access to services and facilities. By securing local supply-chain for development there is greater opportunity for local employment at waterside sites.
Reasons the rejected options were not taken forward	Option 2 provides a specific approach to providing renewable energy and therefore is neutral in providing accessibility to facilities.
Potential adverse effects (of Preferred Option) and suggested mitigation	No adverse impacts have been identified and therefore mitigation is not required.

Summary of outcomes	Tourism – sets out the Islands approach to tourism
Preferred (reasonable alternative) Option	Options 1 and 2: Focus on improving quality of existing tourism areas including conversion/ loss and allow high quality tourism proposals.
Reasons for selecting the preferred approach	All options raise uncertainties and possible negative impacts. However generally the first two options score better against the SA objectives. This is because the combined approaches will help expand and improve the tourism offer and experience through higher quality, reduced seasonality and protection of the Island's environmental assets. There will be opportunity for permanent employment opportunities that will positively contribute to the Island's population and economy.
Reasons the rejected options were not taken forward	Whilst option 3 scores relatively positively there are negative impacts associated with the approach, including to: air quality, coasts, water and climate change mitigation.
Potential adverse effects (of Preferred Option) and suggested mitigation	Negative effects are uncertain as it will depend on the location of development. Therefore impacts can be

Option) and suggested mitigation	mitigated by appropriately locating tourism development.
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Summary of outcomes	Travel – sets out criteria to support sustainable travel and the use of alternatives to the car
Preferred (reasonable alternative) Option	Option 1: Supports proposals that increase travel choice, improve air quality, improve key infrastructure particularly key road junctions and travel interchanges.
Reasons for selecting the preferred approach	Option 1 is the most rounded of all 3, considering road use and the transport network alongside the need to improve the choice and options people have to travel. It is also the only option to explicitly consider air quality, but also takes account of the future of the Islands travel interchanges.
Reasons the rejected options were not taken forward	While Option 2 performs well against the SA Objectives, with no negative impacts identified, this is in part due to it's limited nature. By focussing on the alternatives to road use it remains 'silent' on significant issues for the Island, in particular the cross-Solent terminals, interchanges and key junctions. Conversely, Option 3 concentrates on road users, with the only concession to other forms of transport being interchanges. By not considering the sustainable transport infrastructure of the Island this option is unlikely to encourage modal shift from road use and all of the associated benefits this brings would not be realised.
Potential adverse effects (of Preferred Option) and suggested mitigation	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 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.

Summary of outcomes	Upskilling the Island - Promote and support skills and employment and criteria approach for an Employment and Skills Plan
Preferred (reasonable alternative) Option	Option 2: Improving workforce skills and employability, targeting specific sectors and requiring skills plans with a threshold for requirement.
Reasons for selecting the preferred approach	Both approaches scored positively however option 2 raised no uncertainties because a threshold is applied.

Reasons the rejected options were not taken forward	There is uncertainty associated with option 2 due to viability. The option does not include the application of thresholds and so there is uncertainty as to whether it can be achieved.
Potential adverse effects (of Preferred Option) and suggested mitigation	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.

Summary of outcomes	Our Approach Towards Sustainable Development and Growth
Potential adverse effects and suggested mitigation	No mitigation was identified and the only SA Objectives with potential negative impacts are uncertain due to the strategic level of the policy and the current intent being aspiration, awaiting further supporting evidence work.
Potential for positive effects	Overall the policy performs well, with the majority of objectives scoring with minor or major positive impacts. 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

Summary of outcomes	Presumption in Favour of Sustainable Development
Potential adverse effects and suggested mitigation	No adverse effects have been identified against the policy.
Potential for positive effects	The policy has a number of positive impacts and while there exists a level of ambiguity with the policy in terms of understanding what is meant by '...protect areas or assets of particular importance...' to try to list all these would invite the possibility of missing some (for example through future updates of national policy) and would lead to repetition of existing national policy. The policy has a positive impact against the SA Objective sub-appraisal criteria of helping to prevent settlement coalescence and increasing local identity of individual settlements, by approving planning applications that accord with the policies in the IPS and where relevant with policies in neighbourhood plans.

Summary of outcomes	Community-led Planning
Potential adverse effects and suggested mitigation	No potential adverse effects were identified and therefore no mitigation has been suggested.

Summary of outcomes	Maintaining Key Utility Infrastructure
Potential adverse effects and suggested mitigation	No potential adverse effects were identified and therefore no mitigation has been suggested.

Summary of outcomes	Facilitating a Blue Light Hub
Potential adverse effects and suggested mitigation	No potential adverse effects were identified and therefore no mitigation has been suggested.

Summary of outcomes	Delivering Locality Hubs
Potential adverse effects and suggested mitigation	No potential adverse effects were identified and therefore no mitigation has been suggested.

Summary of outcomes	Health Hub at St Marys
Preferred (reasonable alternative) Option	Option 1: Allocate based on evolution of the previous allocation in the Core Strategy SP3(a)
Reasons for selecting the preferred approach	Option 1 provides greater certainty and therefore experiences greater benefits.
Reasons the rejected options were not taken forward	Whilst option 2 performs well, it is out performed by option 1
Potential adverse effects (of Preferred Option) and suggested mitigation	There are no negative impacts identified.

Summary of outcomes	Improving Our Health and Wellbeing
Preferred (reasonable alternative) Option	Option 1: Provision for a health impact assessment for all planning applications over 25+ dwellings
Reasons for selecting the preferred approach	Option 1 allows for more developments to benefit from undertaking a health impact assessment, and therefore scores more positively due to the anticipated health and wellbeing benefits.
Reasons the rejected options were not taken forward	Option 2 scores less well as the benefits are not as great as those anticipated with option 1.
Potential adverse effects (of Preferred Option) and suggested mitigation	There are no negative impacts identified.