Isle of Wight Council

Assessment of Options for Waste Sites and Other Alternatives to Landfill on the Island

Site Options Report

September 2009










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September 2009

Entec UK Limited

Report for

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Glossary

Term / Acronym	Definition
Anaerobic Digester (AD)	A process where biodegradable material is encouraged to break down in the absence of oxygen. Material is placed into an enclosed vessel and in controlled conditions the waste breaks down into *digestive* and *biogas*.
Animal by Product Regulations 2005	Regulations stipulating temperature and timing requirements when composting organic waste that contains meat or waste that may have come into contact with meat.
Area of Outstanding Natural Beauty (AONB)	An area protected so that the beauty of the landscape is not diminished.
Composting	The breakdown of organic matter such as food and garden waste to produce compost.
Commercial & Industrial (C&I) Waste	Wastes arising from premises used for industry, trade or business, and hence may include a wide range of waste materials.
Conservation Area (CA)	An area given statutory protection, in order to preserve and enhance its character and townscape.
Construction and Demolition (C&D) Waste	Wastes arising from the building process. This may include dredging materials, tree stumps, rubble resulting from construction, remodelling, repair, demolition of homes, commercial buildings and other structures and pavements.
Core Strategy	A Development Plan Document setting out the spatial vision and objectives of the planning framework for an area.
Development Plan	The statutory development plan setting out our policies and proposals for the development and use of land and buildings in the district. In Wakefield the current development plan is the Unitary Development Plan First Alteration.
Development Plan Document (DPD)	A 'Local Development Document' which forms part of the statutory development plan and includes the core strategy, site specific documents, proposals map and area action plans.
Environment Agency (EA)	Public body charged with protecting and improving the environment in England and Wales. Aims to make sure that air, land and water are looked after to help achieve sustainable development and ensure that future generations inherit a cleaner, healthier environment.
Gasification	Converts the bulk of the waste's carbon-containing material into gases by heating it in the controlled presence of oxygen. The products from this process form low to medium heating value fuel gases together with tars, char and ash. These products are ultimately dependent on the type of reactor as well as the waste, but most systems produce a raw gas suitable for direct firing in kilns or boilers.
Geographical Information System (GIS)	Analysis that represents data outputs in the form of maps.
Habitat Regulation Assessment (HRA)	Assessment of the impacts of implementing a plan or policy on a Natura 2000 Site.
Heavy Goods Vehicles (HGV)	Vehicle carrying over 3,500kg in gross weight.
Inert Waste	Waste which does not react chemically or biologically and will not break down naturally. Examples of inert waste include building rubble and concrete.
In-Vessel Composting Facility (IVC)	These facilities use different methods for turning organic waste into compost, all of which use enclosed containers, tunnels or buildings to enable the degradation processes to be controlled; this includes the composting of food waste that may include meat.
Landfill	A site where local authorities and industry can take waste to be buried and compacted with other wastes. Sites are licensed and regulated by the Environment Agency to ensure that their impact on the environment is minimised.

Term / Acronym	Definition
Landfill Directive	Provides a set of European Community Rules on landfill to ensure high standards for disposal and to stimulate waste prevention, via recycling and recovery.
Landfill Allowance Trading Scheme (LATS) Targets	This is a scheme that is aimed at helping waste disposal authorities to reduce the amount of biodegradeable municipal waste (BMW) sent to landfill. A set of European Community Rules on landfill to ensure high standards for disposal and to stimulate waste prevention, via recycling and recovery.
Landfill Void	The remaining capacity of a landfill site that can be used to dispose of waste.
Local Development Framework (LDF)	A portfolio of local development documents which sets out the planning policy framework for the district. It also includes: the Local Development Scheme; the Statement of Community Involvement; and the Annual Monitoring Report.
Local Highway Authority (LHA)	The body responsible for the administration of pubic roads.
Local Nature Reserves (LNR)	Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.
Materials Recycling Facility (MRF)	These are typically industrial buildings to which dry recyclables are delivered and which include a variety of conveyors, magnets and other equipment for handling, sorting, baling and storing recyclable materials ready for onward transport to companies which will reprocess them into new goods.
Mechanical Biological Treatment (MBT)	A mechanical biological treamtent sytem is a form of waste processing facility that combines a sorting faciilty with a form of bioloigcal treatment such as composting or anaerobic digestion. MBT plants are designed to process mixed household waste as well as commerical and industrial wastes.
Multi Agency Geographic Information for the Countryside (MAGIC)	A governmental website in the United Kingdom which allows for quick and easy access to national information in map form.
Municipal Solid Waste (MSW)	Waste material from households and businesses.
National Nature Reserves (NNR)	Areas of national importance for wildlife or geology.
Office of Deputy Prime Minister (ODPM)	A central department responsible for planning policy that is now known as the Department of Communities and Local Government (DCLG).
Planning Policy Statement (PPS)	Statement produced by central government setting out its policies on specific planning topics. Regional spatial strategies and local development frameworks must take account of and conform to national planning policy.
Planning Policy Statement 10 (PPS10)	Sets out the Government's policy to be taken into account by waste planning authorities and forms part of the national waste management plan for the UK.
Recyclables	Products or materials that can be collected, separated and processed to be used as raw materials in the manufacture of new products.
Recyclables Bailing Bays	Areas where collected and separated recyclables can be stored prior to transport to reprocessing facilities.
Regionally Important Geological Sites (RIGS)	Protected sites for geology and geomorphology outside statutorily protected land such as Sites of Special Scientific Interest (SSSI).
Regional Spatial Strategy (RSS)	Regional Spatial Strategies will replace regional planning guidance notes produced for each English region, and once again set the framework for development plans in the region. The forthcoming RSS for the South East is known as the South East Plan.
Residual Waste	The waste that is left after recycling, composting and reuse activities have taken place.

Term / Acronym	Definition
Resource Recovery Facility (RRF)	The facility on the Isle of Wight which processes residual waste to turn it into floc fuel to be fed into the Gasification plant. Metals are pulled out and sent for recycling and the remaining waste is shredded to make the fuel.
Scheduled Monuments (SM)	Nationally important archaeological site or historic building.
South East England Development Agency (SEEDA)	The Regional Development Agency for the South East, responsible for the sustainable economic development and regeneration of South East England.
Sites of Importance for Nature Conservation (SINC)	Designated areas of local nature conservation interest.
Site Waste Management Plan	This provides a structure for waste delivery and disposal at all stages during a construction project. The plan will identify who will be responsible for resource management and what types of waste will be produced. It will set out how the waste will be managed (reduced, re-used, and recycled) and which contractors will be used to ensure that waste is correctly recycled or disposed of responsibly and legally. Lastly, the plan will set out how the quantity of waste produced from the project will be measured.
Special Areas of Conservation (SAC)	Designated sites to protect habitats or species of European importance.
Special Protection Areas (SPA)	International designation to protect the habitats of threatened species of wildlife.
Source Protection Zones (SPZ)	Zones that protect groundwater from developments that may damage its quality.
South East Plan (SEP)	This document sets out a vision for the future of the South East region to 2026, outlining how we need to respond to challenges facing the region such as housing, the economy, transport and protecting the environment.
Strategic Flood Risk Assessment (SFRA)	An assessment usually undertaken by a Local Authority that considers flood risk, both fluvial and tidal and examines the risks involved for developing certain areas within the District.
Strategic Road Network (SRN)	A network of key roads on the Island defined by the Council.
Sustainability Appraisal (SA)	The process of assessing and weighing the economic, social and environmental costs and benefits of development proposals, both individually and collectively. All local development documents must be subject to 'Sustainability Appraisal' prior to submission and adoption.
Unitary Development Plan (UDP)	The development plan document that will be superseded by the emerging core strategy.
Waste Arisings	The amount of waste produced i.e. for a particular waste type or area.
Waste Hierarchy	The Waste Hierarchy was first introduced in the National Waste Strategy 2000. The waste hierarchy orders preferred waste management options. The most preferred option is waste minimisation, followed by re-use, recycling, recovery, treatment and, lastly, disposal.
Water Supply Works (WSW)	Facility that treats water from rivers using many different processes.
Windrow Composting	The process in which garden and similar wastes are aerobically decomposed under controlled aerobic conditions. The resulting compost can be applied to land without adversely affecting the environment. This process is not suitable for food waste because it takes place outdoors.
WRAP	The Waste and Resources Action Programme is a Government funded body that helps individuals, businesses and local authorities to reduce waste and recycle more, making better use of resources and helping to tackle climate change.

Executive Summary

The Isle of Wight Council's Planning Services and Waste Management groups commissioned Entec UK in May 2008 to undertake an assessment of options for waste sites and alternatives to landfill on the Island. This has included:

- An assessment of waste needs on the Island considering existing capacity, tonnes of waste generated and the future needs for the various waste streams; and,
- Identifying and assessing sites for waste management facilities which will enable the Isle of Wight Council (hereafter referred to as 'the Council') to actively promote options for the future management of waste, which will include provision for landfill.

This report has been prepared in the context of the Isle of Wight Council's requirement under the Planning and Compulsory Purchase Act 2004 to replace its Unitary Development Plan with a Local Development Framework (LDF), known as the Island Plan. The findings and recommendations of this report will form part of the Council's evidence base for the Island Plan. The Council has recently submitted its Core Strategy Development Plan Document (DPD) for examination and will be preparing a Minerals and Waste DPD in due course. The report findings are also intended to assist the Council in identifying waste site options (subject to further detailed consideration and stakeholder consultation) and forms part of the emerging evidence base for the Minerals and Waste Development Plan Document which will evolve as a result of stakeholder feedback. Furthermore, the report will contribute to the evidence of the Council's forthcoming Municipal Waste Strategy.

The waste needs assessment was undertaken between August 2008 and August 2009. The assessment used a technique known as mass flow modelling to examine existing and future predicted tonnages of waste which would need to be managed. This was done by making assumptions in relation to the Island's waste growth; recycling and composting rates to be achieved and waste composition to establish future needs for facilities. Two scenarios of future facility requirements were identified based on a worst case scenario (six year delay in procuring and building facilities) and a best case scenario (assumes additional facility capacity is readily available from 2007/08)[1].

In summer 2009, following the completion of the needs assessment in November 2008, the IOW Council's Waste Management group requested that the modelling be revised with changes made to the assumptions that were used in relation to the Island's waste growth and the waste composition profile. Two waste growth profile sensitivities had been developed by IOW Council, and a waste composition study had recently been completed. This generated two sets of future facility requirements and land take needed to manage waste on the Island and also modelled the landfill void profile at Standen Heath.

[1] As this date has now passed this assumption will need to amended as part of the revised waste needs assessment

The waste needs assessment concluded that the Council needs to provide additional capacity for a number of waste streams including green waste; food waste; municipal solid waste and commercial and industrial recyclables; and construction and demolition waste inert recycling. In addition, the Council should plan for future residual waste treatment needs such as landfill. The assessment has identified types of facilities that could be provided for managing this waste. They include a mixture of anaerobic digester, windrow, in vessel composting, inert construction and demolition reprocessing plant, materials recycling facility and additional bulking bays. The facilities required have a potential maximum landtake of 9.3 hectares (ha). The results show that under the worst case scenario the maximum amount of landfill void space required is 770,000 cubic metres over the LDF and the Municipal Waste Strategy period. Under the best case scenario a maximum of 80,000 cubic metres of void is required, over the LDF and the Municipal Waste Strategy period.

The assessment of options for waste sites was undertaken between August and November 2008 and consisted of three stages:

Stage 1: Geographical Information System (GIS) modelling and initial site identification;

Stage 2: Consultation with the Council officers regarding the shortlisted sites and;

Stage 3: Detailed site assessments.

This approach has been based upon recent guidance issued by the Planning Advisory Service[2] which recommends three broad sets of criteria to be considered when developing site options for development plan documents. These are deliverability criteria (e.g. land ownership, access); exclusionary criteria (e.g. European sites of biodiversity importance) and discretionary criteria (e.g. local designations). In addition, the methodology has also considered criteria set out in Planning Policy Statement 10: Planning for Sustainable Waste Management and the Council's Core Strategy Sustainability Appraisal Objectives.

The scope of the study has been to undertake a desk based assessment only and has not included any wider consultation with stakeholders (except limited consultation as described in this report).

The first two stages of the methodology identified sites suitable for further detailed assessment under Stage 3. The Stage 1: The assessment begun by generating a long list of potential sites which could be potential locations for landfill or built facilities. These positive criteria included existing/previous waste sites, mineral sites, industrial and derelict land. By overlaying exclusionary and discretionary criteria the GIS modelling refined this long list to a shortlist of 13 sites for built facilities, 4 of which were also considered suitable for landfill. These underwent consultation with Council officers and it was decided to re run the GIS modelling for both built facilities and potential landfill facilities due to the large extent of exclusionary and discretionary constraints on the Island, in particular the Area of Outstanding Natural Beauty (AONB) which had been originally treated as an exclusionary

[2] *Planning Advisory Service- Local Development Options Generation and Appraisal (March 2008)*

layer but later considered to be discretionary. A shortlist of 11 sites was agreed with Council officers for built facilities and a shortlist of six sites for landfill. These all underwent detailed desk based assessments using a defined set of assessment objectives agreed with Council officers. In addition, given the significant number of European nature conservation sites in and around the island the assessment of sites the potential effects upon European sites was also considered. A desk based risk assessment of the potential landfill sites was undertaken in relation to groundwater protection. The results of Stage 3 for built facilities show that the sites have various opportunities and constraints in relation to the positive (including deliverability), exclusionary and discretionary objectives. It is considered that subject to detailed consideration the 11 shortlisted sites would be suitable for potential built waste development and appear to exceed the potential maximum required land take identified in the waste needs assessment.

The assessment of sites for potential landfill indicates that two sites are potentially suitable for non hazardous landfill. These are Standen Heath and Lynn Plantation Landfill. This is mainly due to their good access and proximity to the strategic road network and waste arisings and their location on minor aquifers and outside groundwater source protection zones. Other sites considered as part of the landfill assessment are not considered to have potential for non hazardous landfilling due to their location on major aquifers however they could be potential site for inert landfilling operations.

This report makes a number of recommendations for further assessment and consultation of the sites for built facilities and landfill which the Council should undertake to ensure the options for sites are deliverable and robust. Overall, the waste needs and site selection assessment is intended to provide a robust and credible evidence base as required by Planning Policy Statement 12 which can be used to inform the Core Strategy and the emerging Minerals and Waste DPDs.

It should be noted that the assessment of options for waste sites was undertaken between August and November 2008. The selection and analysis of sites was based upon GIS and desk based information collected at the time the assessment was undertaken. It is therefore possible that some of the site information is out of date and may require updating in light of new information.

Contents

1. Introduction

1.1 Background

The Isle of Wight Council (hereafter referred to as 'the Council') commissioned Entec UK in May 2008 to undertake an assessment of options for waste sites and other alternatives to landfill on the Island. This has included an assessment of waste needs on the Island considering existing capacity and tonnages and the future needs for the various waste streams; and an assessment of suitable sites for waste management facilities which will enable the Council to actively promote options for the future management of waste, which will include provision for landfill.

This report has been prepared in the context of the Isle of Wight Council's requirement under the Planning and Compulsory Purchase Act 2004 to replace its Unitary Development Plan with a Local Development Framework (LDF), known as the Island Plan. The findings and recommendations of this report will form part of the Council's evolving evidence base for the Island Plan. The Council has recently submitted its Core Strategy Development Plan Document (DPD) for examination and will be preparing a Minerals and Waste DPD in due course. The report findings are also intended to assist the Council in identifying waste site options (subject to further detailed consideration and consultation) and forms part of the emerging evidence base for the Minerals and Waste Development Plan Document which will evolve as a result of stakeholder feedback. Furthermore, the report will contribute to the evidence of the Council's forthcoming Municipal Waste Strategy. These documents will plan for waste management covering the period up to 2026.

1.2 Policy Context

The Isle of Wight Council is committed to the diversion of waste from landfill and the need for sustainable waste management in accordance with European and national legislation and national and regional waste policy. Work undertaken has therefore considered the minerals and waste requirements established by Waste Strategy 2007; Planning Policy Statement 10 (PPS10); and the Regional Spatial Strategy for the South East known as the South East Plan. The regional planning policy context and requirements for managing and planning for waste in the Isle of Wight are briefly discussed below.

1.2.1 Regional Spatial Strategy for the South East – The South East Plan

The current adopted regional planning policy for the South East region is the South East Plan (SEP). This is the current Regional Spatial Strategy (RSS) for the South East and was published in May 2009. The plan covers the period 2006 -2026.Waste policies relevant to the Isle of Wight and this assessment relate to waste management capacity requirements; landfill requirements; guidance regarding the location of new waste management facilities.

Policy W7: Waste Management Capacity Requirements of the SEP states:

Waste Planning Authorities will provide for an appropriate mix of development opportunities to support the waste management facilities required to achieve the targets set out in this strategy. The annual rates of waste to be managed in the table below provide benchmarks for the preparation of development plan documents and annual monitoring.

The following table outlines the average tonnages of both MSW and C&I waste to be managed by the Isle of Wight up to 2026.

Table 1.1 Average Tonnages to be Managed on the Isle of Wight (Thousand Tonnes) set out in South East Plan

Sub-region	Waste Type	2008-2010	2011-2015	2016-2020	2021-2025
Isle of Wight	MSW	97	105	115	123
	C&I	147	160	174	185

Policy W7 offers guidance on planning for potential new sites. The policy advises Waste Planning Authorities that *'in bringing forward and safeguarding sites for waste management facilities'* they should consider '*the type, size and mix of facilities that will be required'*, taking into account:

i. *Activities requiring largely open sites, such as aggregate recycling and open windrow composting;*

ii. *Activities of an industrial nature dealing with largely segregated materials and requiring enclosed premises, such as materials recovery facilities, dis-assembly and re-manufacturing plants, and reprocessing industries;*

iii. *Activities dealing with mixed materials requiring enclosed industrial premises, such as mechanical-biological treatment, anaerobic digestion and energy from waste facilities;*

iv. *Hybrid activities requiring sites with buildings and open storage areas, including re-use facilities and enclosed composting systems.*

The policy also advocates the possibility of identifying sites for integrated resource recovery facilities in areas of major new developments.

Policy W13 of the SEP outlines the landfill requirements for the region and states that *'Waste Development Documents will provide for continuing but declining landfill capacity'*. At regional level there should be provision for at least the landfill capacity set out in the table below.

Table 1.2 Regional Landfill Requirements (Mt/Yr) 2008-2025

Year	MSW Landfill	C&I Landfill	C&D Landfill	SE Sub-Total	London Imports	SE inc. London imports
2008	2.5	3.4	2.2	8.00	1.21	9.21
2010	2.6	3.2	2.1	7.9	1.03	8.93
2015	1.6	2.5	1.7	5.8	0.73	6.53
2020	1.1	2	1.5	4.6	0.55	5.15
2025	1.1	1.9	1.3	4.3	0.53	4.83

Policy W17: Location of Waste Management Facilities sets out the spatial strategy and characteristics of locations for new waste management facilities. The policy states that:

> *Waste Development Documents will, in identifying locations for waste management facilities, give priority to safeguarding and expanding suitable sites with an existing waste management use and good transport connections. The suitability of existing sites and potential new sites should be assessed on the basis of the following characteristics:*
>
> *i. Good accessibility from existing urban areas or major new or planned development;*
>
> *ii. Good transport connections including, where possible, rail or water;*
>
> *iii. Compatible land uses, namely ;*
>
> - Active mineral working sites;
> - Previous or existing industrial land uses;
> - Contaminated or derelict land;
> - Land adjoining sewage treatment works;
> - Redundant farm buildings and their cartilages;
>
> *iv. Be capable of meeting a range of locally based environmental and amenity criteria.*

Waste management facilities should not be precluded from the Green Belt. Small-scale waste management facilities for local needs should not be precluded from Areas of Outstanding Natural Beauty and National Parks where the development would not compromise the objectives of the designation.

1.3 Scope and Structure of the Report

The scope and structure of the report is as follows:

Section 2: A summary of the waste needs assessment detailing the existing waste context and the future needs for managing waste. This section outlines the future waste tonnages to be managed and the suggested facilities and landtake and void required. The full technical modelling report has been published with an addendum modelling two different growth rates and using updated waste composition.

Section 3: A summary of the approach taken for the site selection assessment. This section outlines the methodology identifying a longer list of sites, and how sites were discounted to produce a short list for detailed assessment. Assessment grading and objectives are discussed and justified and consultation undertaken is detailed.

Section 4: A detailed appraisal of the potential sites for built facilities and landfill on the Island which were shortlisted for detailed site assessment. This section draws on the information collected as part of the detailed site assessments and supporting studies.

Section 5: A summary of the main conclusions of the assessment and a summary comparison of all the sites assessed. Recommendations for how the Council can develop these findings for inclusion potentially in its Core Strategy and the future Minerals and Waste Development Plan Document are also discussed.

2. Waste Needs Assessment

2.1 Approach to Assessing Needs

Between August 2008 and August 2009, Entec carried out a waste needs assessment using mass flow modelling to identify future requirements for waste management. Waste data was collected for the financial year 2006-2007 to form the baseline for the model and identify current waste tonnages for the Island. Data was collected for the different types of waste managed from a variety of sources including the Council's Waste and Contract Services team, the Environment Agency and the Council's Waste Contractor, Island Waste. The Island's availability of landfill void and throughput capacity of existing facilities was also established through consultation with Island Waste in July/August 2008. The needs modelling was originally completed in Autumn 2008 using this data and assumptions in relation to the Island's waste growth (from the South East Plan); recycling and composting rates to be achieved (South East Plan targets); and waste composition to establish future needs for facilities (WRAP composition[3]).

In summer 2009, following the completion of the needs assessment in November 2008, the IOW Council's Waste Management group requested that the modelling be revised with changes made to the assumptions that were used in relation to the Island's waste growth and the waste composition profile. Two waste growth profile sensitivities had been developed by IOW Council, and a waste composition study had recently been completed.

One model was produced for each of the growth rate profiles provided. Scenario A assumes that household waste arisings are to increase by 1.5% per year throughout the plan period. Scenario B considers that household waste arisings will increase by 1.5% per year up to 2015/16 and then reduce to an increase of 0.74% per year after 2015/16. This generated two sets of future facility requirements and land take needed to manage waste on the Island and also modelled the landfill void profile at Standen Heath. An analysis of how the modelling affects the Island's landfill void was also carried out. Best and worst case scenarios were also taken into account with these models – the best case modelled any new facilities to be available for use from the year 2007/08 (i.e. there would be capacity to treat recyclables to meet the targets) and the worst case built in a six year delay (from the beginning of the 2008 financial year) in building any new facilities required due to the procurement, planning and construction processes required.

A summary of the results follows. It should be noted that the information and data gathered for the modelling at the time it was carried out, may now be out of date and therefore not reflect the current situation.

[3] 'Dr J. Parfitt, WRAP 2002, Analysis of household waste composition',

2.2 Evidence of Need

2.2.1 Existing Waste Tonnages and Management Capacity

In the year 2006-2007 the Isle of Wight generated the following tonnages of waste which required management:

Table 2.1 Summary of Municipal Solid Waste (MSW) Arisings for IOW Council 2006- 2007

Waste stream type	Tonnage
Dry Recyclables	9,944
Green Waste Composted	11,285
Food Waste Composted	801
Residual waste	61,535
TOTAL MSW WASTE ARISINGS	83,565

Of the 61, 535 tonnes disposed, 61, 472 tonnes is classed as household waste and of this amount, 36, 295 tonnes was sent to landfill and 25, 177 tonnes was sent to the Resource Recovery Facility.

Table 2.2 Arisings of Construction and Demolition (C&D) Waste (tonnes) for IOW 2006/07 used in the Needs Model

Total Arising	Reused/ Recycled	Inert Landfilled	Active Landfilled	Exempt/ on site use
170, 636*	26,194	82,803	4,031	57,608

* Although this tonnage is more than was reported by the EA (108,996 tonnes), it is assumed to be a constant tonnage as estimated by the South East Regional Technical Advisory Body with the difference accounting for exempt/ on site use that can not be recorded by the EA[4].

Table 2.3 Commercial and Industrial (C&I) Waste Arisings (tonnes) 2006/07 Assumed from EA Data

Total Arising	Landfilled	Green Waste	Food waste	Asbestos
85,876	83,460	1,660	428	327

[4] *Isle of Wight Business Waste Strategy*, Scott Wilson, September 2007, quoting SERTAB report (2003).

In terms of the Island's current landfill void, Island Waste calculations predicted that at the start of October 2007 there was a 784,900m^3 void at the only non hazardous landfill on the island – Standen Heath (although a discrete stable non reactive hazardous waste cell is part of this landfill site). Island Waste estimate that 129,500m^3 is filled at Standen Heath each year. Applying a linear usage over the year this equates to landfilling 10,792m^3 per month. In summary this gives a total capacity of 849,650m^3 at Standen Heath at the beginning of the financial year 2007/08 (the second year of the modelling). Additionally in 2008 an extra 218,000m^3 of capacity was permitted at Standen Heath landfill site through the Pollution Prevention and Control permitting scheme, and is accounted for in the modelling.

Table 2.4 Landfill Void Calculations

	Void (metre cubed)
October 2007	784,900
Void used per month	10,792
Void used in six month (Beginning April 07 – End September 07)	6 x 10,792 = 64,752
Estimated void at beginning of 2007/08	=784,900 + 64,752 = 849,650

The following conversion factors have been used to convert tonnages to the void volume accommodated in landfill, based on the waste type[5]:

Table 2.5 Weight to Volume Conversions used in Modelling

Waste type	Volume (tonnes / metre cubed)
Non hazardous waste	0.8
Inert Waste	1.5

With regards to the capacity of processing facilities on the Island, the following data shown in Table 2.6 has been obtained from Island Waste:

[5] Based on '*Regional Self Sufficiency and Assessment of Regional Waste Movements'*. M.E.L Research & Beyond Waste, 2004

Table 2.6 Facility Capacities

Facility	Capacity (tonnes)
Windrow	10,000
In Vessel Composting (IVC)	15,000
Resource Recovery Facility (RRF) and Gasification plant	60,000 input into the RRF to produce 30,000 of floc for the gasification plant

Other potential disposal routes were not investigated due to the issues of business confidentiality.

2.2.2 Future Requirements for Reprocessing Capacity

The waste needs modelling identified the various waste streams on the Island that require treatment. The following table outlines how these waste streams could be managed by using existing facilities and/ or modification and/ or new facilities.

Table 2.7 Waste Streams Requiring Treatment and Possible Options with Existing and Potential New Facilities

Waste Type	Model Assumptions	Model Summary	Potential options for future management of waste streams	
			Existing Facilities	New Facilities
Household residual waste	At least 40,000 tonnes of MSW can continue to be sent to the process post 2015.	Tonnage of residual waste requiring treatment exceeds the capacity available at the existing RRF/ gasification plant. Landfilling could lead to LATS Fines.	Secure additional capacity at existing facility (RRF and Gasification plant), excess to landfill.	Procure an additional residual waste treatment facility.
C&I residual waste	At least 20,000 tonnes of C&I residual waste can continue to be sent to the process post 2015.	Tonnage of residual waste requiring treatment exceeds the capacity available at the existing RRF/ gasification plant. Landfill void will be used by extra waste that can not be sent to RRF/ gasification plant.	Secure additional capacity at existing facility (RRF and Gasification plant), excess to landfill.	Procure an additional residual waste treatment facility.
C&D active residual waste		As high recycling and recovery targets are met the amount of residual waste to be sent to landfill is reduced.	Aim to reduce tonnage of residual waste through site waste management plans. Send any excess to landfill.	

Table 2.7 (continued) Waste Streams Requiring Treatment and Possible Options with Existing and Potential New Facilities

Waste Type	Model Assumptions	Model Summary	Potential options for future management of waste streams	
			Existing Facilities	New Facilities
MSW and C&I food and green waste	The best case model assumes the IVC fully diverts all waste sent to it.	The tonnage requiring composting is far greater than can currently be composted. In the worst case model for the first nine years the end product can not be put to any beneficial use and is sent to landfill which attracts LATS, and landfill tax.	Improve process at, and extend current facility capacity.	Find a new site to build a new IVC facility on; Replace existing facility with a new IVC facility. Compost waste streams separately (see next two lines).
MSW and C&I Green waste		The tonnage requiring composting is far greater than can currently be composted.	Increase windrow capacity at current site.	Find a new site for composting process but keep existing site for some composting. Find an alternative site for all of the composting process.
MSW and C&I food waste	The best case model assumes the IVC fully diverts all waste sent to it.	The tonnage requiring composting is far greater than can currently be composted. In the worst case model for the first nine years the end product can not be put to any beneficial use and is sent to landfill which attracts LATS, landfill tax and uses void space.		Replace IVC with AD plant/s which can be built in modular form (a benefit when dealing with uncertain waste growth profiles). AD plants also produce electricity.
MSW and Commercial yclables		The amount of recyclables collected will increase and the bulking bays currently may struggle to store the estimated tonnages.	Increase bulking bay capacity/ build new bays for MSW recyclables	Increasing C&I recyclables may mean they are collected co-mingled. Build a Materials Recovery Facility (MRF) for commercial and MSW (this may impact the collection of kerbside recyclables) MRF for commercial recyclables only (this is not a Council responsibility)
Inert C&D		Recycling of inert waste and diversion from landfill beyond the tonnage that is put to exempt use.		Investigate capacity at other waste facilities on IOW. Build a new reprocessing facility (this is not a Council responsibility).

As discussed in section 2.1, two model scenarios were developed; scenario A and scenario B. These scenarios differ in terms of their assumptions regarding household waste growth. The results for each scenario in table 2.8 show the cumulative tonnages of each waste stream requiring treatment. For the food and green waste tonnages rows marked with a '1' show the tonnage that needs treating in addition to the existing facilities and rows marked with a '2' show the total tonnage that requires treatment. All other waste stream tonnage lines show the total tonnage that is needed to be treated.

Table 2.8 Maximum Capacity and Facility Footprints

Waste Stream		Facility type	Maximum Capacity and Facility Footprints							
			Original Study (Te)	Footprint (Ha)	Original Study, but with new composition data (Te)	Footprint (Ha)	Scenario a (Te)	Footprint (Ha)	Scenario b (Te)	Footprint (Ha)
A1	Food waste composting	AD	27,000	0.7 *	32,000	0.8	31,000	0.8	30,000	0.7
A2	(MSW and C&I)	AD	37,000	0.9	42,000	1.0	41,000	1.0	40,000	1.0
B1	Green waste composting	Windrow	11,000	0.9	7,000	0.6	6,000	0.5	5,000	0.4
B2	(MSW and C&I)	Windrow	26,000	2.2	22,000	1.8	21,000	1.8	20,000	1.6
C1	Green and food waste (MSW and C&I)	IVC	38,000	1.5	38,000	1.5	37,000	1.5	35,000	1.4
C2		IVC	63,300	2.5	63,000	2.5	62,000	2.5	60,000	2.4
	Inert C&D processing									
D	Needs to be recycled to meet targets	Reprocessing facility	111,000	3.3	111,000	3.3	111,000	3.3	111,000	3.3
	MSW recyclables	MRF or bulking bays	34,000	1.1	34,000	1.1	34,000	1.1	31,000	1.0
E	C&I recyclables	MRF	49,000	1.6	49,000	1.3	49,000	1.6	49,000	1.6
	TOTAL	MRF	83,000	2.7	83,000	2.7	82,000	2.6	80,000	2.5

* In the original modelling a small facility basis (derived from the RWMS) was used for the A1 AD plant, this was an error and has been changed in this modelling – the difference is 0.2 hectares.

N.B. These figures have been rounded to the nearest 1,000 tonnes, please note that this means rows C may not necessarily be the sum of rows A + B

In terms of overall land take for facilities the results indicate that the Council would need to allocate a minimum of 7.5ha and up to an estimated 9.3ha of land for built waste treatment facilities. This is shown in Table 2.9.

The land take calculations have been based on the assumption that only 1 facility for each waste stream is provided. Should multiple facilities for one waste stream be required (i.e. two ADs) the land take should be reassessed as land take between larger and smaller plants may vary and can not be applied linearly in relation to tonnage, additional land will also be required as each site will need to replicate key infrastructure such as weighbridges and welfare facilities.

Table 2.9 Potential Built Facility Combinations and Overall Land Take Required

Option combination	Potential new/extended facilities	Total land take (ha)	
		Scenario a	Scenario b
Options A1, B1, D and E	AD, Windrow, Inert C&D Reprocessing Plant, MRF and bulking bays	7.8	7.5
Options A2, B2, D and E		9.3	9
Options C1, D and E	In vessel composting, Inert C&D Reprocessing Plant, MRF and bulking bays	8	7.8
Options C2, D and E		9	8.8

2.3 Future Requirements for Landfill

For landfill provision the two modelling scenarios provide different positions in terms of the available landfill capacity on the Island. The Council estimates that capacity at the Island's main landfill site at Standen Heath will run out in 2015, which falls between the results of the best and worst case models but is much closer to the worst case scenario. The exact capacity/ void figures are shown in Table 2.10.

Table 2.10 Remaining void at Standen Heath with each scenario (Rounded to nearest 1,000 tonnes)

Year	Remaining Void (m3) #			
	Scenario a best case	Scenario a worst case	Scenario b best case	Scenario b worst case
2007-2008	734,000	724,000	734,000	724,000
2008-2009 +	837,000	814,000	837,000	814,000
2009-2010	774,000	682,000	774,000	682,000

Table 2.10 (continued) Remaining void at Standen Heath with each scenario (Rounded to nearest 1,000 tonnes)

Year	Remaining Void (m3) #			
	Scenario a best case	Scenario a worst case	Scenario b best case	Scenario b worst case
2010-2011	713,000	546,000	713,000	546,000
2011-2012	652,000	408,000	652,000	408,000
2012-2013	594,000	267,000	594,000	267,000
2013-2014	536,000	122,000	536,000	122,000
2014-2015 *	481,000	- 59,000	481,000	- 59,000
2015-2016	427,000	- 128,000	427,000	- 128,000
2016-2017	375,000	- 194,000	376,000	- 194,000
2017-2018	324,000	- 259,000	326,000	- 258,000
2018-2019	275,000	- 321,000	278,000	- 319,000
2019-2020	228,000	- 382,000	232,000	- 378,000
2020-2021	182,000	- 441,000	188,000	- 434,000
2021-2022	136,000	- 498,000	145,000	- 489,000
2022-2023	92,000	- 554,000	104,000	- 543,000
2023-2024	49,000	- 609,000	64,000	- 594,000
2024-2025	7,000	- 661,000	26,000	- 643,000
2025-2026	- 36,000	- 715,000	- 13,000	- 693,000
2026-2027	- 80,000	- 770,000	- 53,000	- 743,000

+ There is an increase in the capacity of the landfill in year 2008/09 as the void space has been extended by an extra 218, 000 m^3 via the PPC permit .

* IOW estimates the landfill will reach capacity in 2015

These figures assume inert waste is sent to an inert landfill until the capacity runs out and then inert waste is sent to Standen Heath landfill. The marked difference between the two scenarios is due to the recycling rates not being met in the first six years of the worst case model as a result of delay in building facilities and non diversion of inert.

The results show that under the worst case scenario 770,000 cubic metres of void space is required in scenario A and 743,000 cubic metres of void space is required in scenario B, over the LDF and the Municipal Waste Strategy period. Under the best case scenario 80,000 cubic metres of void is required in scenario A and 53,000 cubic metres of void is required in scenario B.

3. Approach to the Site Selection Assessment

3.1 Introduction

A key part of delivering waste management facilities is to ensure that sites are in suitable locations and that a comparative assessment of potential sites is carried out. This requires a developed methodology which is robust and transparent in order to form a sound evidence base for the Council's Core Strategy Development Plan Document and the Minerals and Waste Development Plan Document and generate reasonable options in accordance with Planning Policy Statement 12 and Planning Policy Statement 10.

This section details the approach taken to determine a shortlist of sites suitable for future waste management on the Island. The methodology is based upon the recent guidance regarding locational/site options for development plan documents issued by the Planning Advisory Service[6] which recommends three broad sets of criteria to be considered:

- Deliverability Criteria (e.g. landownership, access, planning history);
- Exclusionary Criteria (eg: European sites of biodiversity importance);
- Discretionary Criteria (e.g. Local designations).

The approach also considers the criteria outlined in Annex E of PPS10 and the Council's sustainability objectives of the Sustainability Appraisal for the Core Strategy DPD. The Council and consultees such as the Environment Agency and AONB Partnership have been involved in the process providing information and advice regarding the potential sites where relevant.

3.2 Applying a Size Threshold

The size and shape of sites is fundamental for ensuring sites are realistic options. Minimum requirements were established by considering guidance provided by Communities and Local Government (formerly ODPM) Environment Agency and also the Welsh Assembly Government. There is reasonable consistency amongst these publications regarding the area needed to accommodate a small scale recycling facility addressing an annual tonnage of at least 50,000 tonnes (considered to be the minimum capacity to be sought in any one location). A summary of this evidence is provided in Box 1.

[6] *Planning Advisory Service- Local Development Options Generation and Appraisal (March 2008)*

Box 1	Facility Area Requirements
ODPM Planning for Waste Management Facilities : A Research Study 2004	
Small scale recycling facility: 50 000 tonnes would require 1-2 ha	
Environment Agency Waste Technology Data Centre	
Small scale recycling facility: 60 000 tonnes would require 1-2 ha	
Waste Strategy Unit, Welsh Assembly	
Small scale recycling facility: 80 000 tonnes would require at least 1-2 ha	

The site selection exercise has therefore only considered sites which are equal to or greater than 1ha. With regards to sites suitable for landfill, ODPM's Planning for Waste Management Facilities: A Research Study indicates that a typical site area would be between 5 and 50ha. This is obviously influenced by the anticipated annual input to the site and its characteristics, in particular depth.

3.3 Stage 1: Approach to GIS Modelling and Initial Site Identification

The first stage of the site selection assessment has been to carry out a 'sieving' process of potential sites for both built facilities and landfill using GIS modelling. This is an objective approach using data sourced from the Council and other statutory bodies such as the Environment Agency.

The sieving process was carried out in three phases mapping different types of locational criteria; positive, exclusionary and discretionary. The criteria developed are shown in Appendix A and the phasing is summarised in Table 3.1. The Council and the Island's Environment Steering Group were consulted regarding the suitability of the GIS criteria. Responses were received from the Environment Agency and the Isle of Wight Area of Outstanding Natural Beauty (AONB) Partnership. The AONB partnership requested that the AONB constraint be considered as exclusionary criteria to ensure it is afforded the highest level of protection as required by Planning Policy Statement 7 (PPS7). They stated in their letter dated 6th August 2008 that if after the mapping exercise was undertaken there was a '*failure...to establish sufficiently viable options*' then this could justify '*exceptional circumstances'* as referred to in PPS7 and the Draft South East Plan which allows potential sites to be considered within the AONB.

The first phase mapped positive criteria which were based on guidance in the South East Plan and PPS10 regarding suitable locations for waste management uses. The GIS model mapped 153 sites considered to be positive locations for waste management drawn from the GIS layers referred to in Appendix A (e.g. existing/previous waste sites, existing mineral sites, industrial land). Application of the site size threshold discussed above, thereby removing all sites less than 1 hectare, reduced this 'long list' to 77 sites.

The second phase mapped exclusionary criteria against the 'long list' and ruled out areas considered unacceptable as a matter of national and regional policy constraints. This removed sites and parts of sites with

these constraints and generated 110 sites. More sites were generated than the previous stage (77) as a result of large sites being dissected by exclusionary constraints and therefore split into smaller sites.

The third phase mapped discretionary criteria which were constraints that could rule out locations as a matter of national and regional policy. This removed sites from the list of 110 with discretionary constraints acting upon them, and then the site size threshold was applied to remove sites under 1ha due to constraints reducing the size of sites. This generated a list of 32 sites which were then screened as part of a subjective desk study according to their shape, greenfield status and known land use conflicts. Sites were discounted where their dimensions were assessed as unsuitable to accommodate a facility such as irregularity in shape and where maps and aerial photographs showed the presence of sensitive uses (e.g. housing, schools) adjacent or close to (<50 m) the site boundary. These discounted sites were then agreed with Council officers.

Table 3.1 Summary of the Site 'Sieving' Process

Phased sieving process	Sites Remaining
1. Positive Locational criteria	
All Sites (153 in total) - of which with an area of 1 hectare and above	77
2. Exclusionary Locational criteria	
Sites of 1 hectare and above remaining after application of exclusionary constraints	110
3. Discretionary Locational Criteria	
Sites of 1ha and above remaining after application of discretionary constraints	32
Site discounting to create shortlist	
Irregularly shaped sites (e.g. very narrow) have been removed.	
Sites removed where located adjacent or in close proximity (<50 m) of sensitive receptors e.g. housing, schools, hospitals, food retail or appear to be greenfield.	13

This exercise provided the following initial shortlist of 13 sites shown in Table 3.2.

Table 3.2 Initial Shortlist of Sites for Built Facilities and Landfill

Site ref	Site name	Type	Potential use
IOW1	Parkhurst Forest Works	EA Waste Management License Site (*Source: Environment Agency – Entec digitized*)	Built facility
IOW2	Nicholson Road, Oakfield	Employment site (*Source: council*)	Built facility
IOW3	Stag Lane Depot	Employment site (*Source: council*)	Built facility
IOW4	Business Park, Monks Brook, Newport	Employment site (*Source: council*)	Built facility

Table 3.2 (continued) **Initial Shortlist of Sites for Built Facilities and Landfill**

Site ref	Site name	Type	Potential use
IOW5	Business Park, Daish Way, Newport	Employment site (*Source: council*)	Built facility
IOW6	Whippingham Road, Whippingham	Employment site (*Source: council*)	Built facility
IOW7	Land adjacent to Cowes Power Station	Employment site (*Source: council*)	Built facility
IOW8	Pan Lane, Pan	Employment site (*Source: council*)	Built facility
IOW9	Standen Heath	Proposed landfill site (*Source: council*)	Built facility/ landfill
IOW10	Land south of Arctic Road, Cowes	Historic landfill site (*Source: council*)	Built facility/ landfill
IOW11	Sewage Works, Fairlee	Waste water site (*Source: council*)	Built facility
IOW12	Sewage Works, Sandown	Waste water site (*Source: council*) / Historic landfill (*Source: council*) / Employment (*Source: council*)	Built facility/ landfill
IOW13	Stag Lane Tip	EA Waste Management License Site (*Source: Environment Agency – Entec digitized*) / Historic landfill (*Source: council*)	Built facility/ landfill

3.4 Stage 2: Consultation on the Shortlisted Sites

Council officers and representatives from the EA were consulted with regards to the 13 shortlisted sites. All of the sites were considered as potential sites for built facilities and three sites IOW9, 10 and 13 were considered specifically for landfill as a result of their status as existing and previous landfill sites. Where known, the Council identified the context for each site in relation to ownership and planning history. Known land use conflicts were identified for IOW4, 5, 10 and 12 and these were excluded from further assessment. Potential contamination issues were identified by Council officers due to the historic use of the site for landfill and therefore IOW13 was excluded from further assessment.

Subsequently this process left eight sites to be considered for built facilities and one site for landfill. The Council felt that this was not a sufficient number of sites to consider for potential options for waste sites and requested that Entec run the GIS modelling again with the AONB layer removed. In addition, Entec was requested to cross check the EA waste management license GIS layer against the EA's up to date Environmental Permit list for the Island, as it was noted that permits had been awarded since the GIS layer was created and the GIS mapping could therefore be out of date. This identified any additional sites not currently considered using the GIS positive criteria layers.

Remodelling to include sites within the AONB generated a further four potential sites over 1ha without other exclusionary and discretionary constraints and allowed IOW9 to extend east. Cross checking the EA's

Environmental Permit list shortlisted one potential site for further assessment. These sites (except IOW9) were then screened according to their shape, greenfield status and known land use conflicts and three were considered suitable for further assessment for built facilities – IOW14, IOW15 and IOW16. IOW15 was also considered potentially suitable for landfill. Two sites were discounted as one was a country park and tourist area and the other was opposite housing and greenfield land. The revised shortlist of 11 sites for built facilities is shown in Table 3.4. The full list of 37 sites can be found in Appendix A.

Table 3.3 Final Shortlist of Potential Sites for Built Facilities

Site ref	Site name	Type
IOW1	Parkhurst Forest Works	EA Waste Management License Site (*Source: Environment Agency – Entec digitized*)
IOW2	Nicholson Road, Oakfield	Employment site (*Source: council*)
IOW3	Stag Lane Depot	Employment site (*Source: council*)
IOW6	Whippingham Road, Whippingham	Employment site (*Source: council*)
IOW7	Land adjacent to Cowes Power Station	Employment site (*Source: council*)
IOW8	Pan Lane, Pan	Employment site (*Source: council*)
IOW9	Standen Heath	Proposed landfill site (*Source: council*)
IOW11	Sewage Works, Fairlee	Waste water site (*Source: council*)
IOW14	Lynnbottom	EA Waste Management License Site (*Source: Environment Agency – Entec digitized*)
IOW15	Lynn Plantation Landfill	Historic landfill site (*Source: council*)
IOW16	North Fairlee Farm	EA Waste Management License Site (Source: EA consultation)

3.4.1 Shortlisting Sites Suitable for Landfill

It was decided that as only one site was found to be potentially suitable for landfill (IOW9) due to the absence of exclusionary and discretionary constraints including the AONB (western section of IOW9), the sieving approach would need to be revised for the landfill search. Instead, existing minerals and landfill sites would be mapped and considered on a site by site basis. Mapping these GIS layers generated a list of 13 sites for potential landfill facilities. On site and surrounding exclusionary and discretionary constraints were then considered for each site and the Council's local knowledge regarding these sites was drawn upon to generate a suitable shortlist for further assessment.

Table 3.4 Landfill Site Options

Site ref	Site Name	Size (ha)	Type	Constraints	Council Officer comments	Shortlisted for landfill
LF1	Chalk Quarry, Heath Hill	0.96	Minerals site (*Source: council*)	AONB, size	*Poor transport access and close proximity to residential area.*	No
LF2	Chalk Pit, Shorwell Shute	2.61	Minerals site (*Source: council*)	AONB, SINC (partly), Major aquifer, SPZ (partly)	*Although used as a chalk pit, access could be a potential problem and associated environmental issues.*	No
LF3	West Standen Farm	2.21	Minerals site (*Source: council*)	AONB, Major aquifer	*Potential links with existing Bardon Vectis site. Could potentially use the same access.*	Yes
LF4	Downend Chalk Pit	9.67	Minerals site (*Source: council*)	SSSI (partly), AONB, Scheduled Monument (partly), Major aquifer, SPZ (partly)	*Environmental constraints are a real issue here. Access not ideal.*	No
LF5	Duxmore Quarry	1.99	Minerals site (*Source: council*)	AONB, Major aquifer, SPZ	*Possibility provided that access can be sorted.*	Yes
LF6	Pit, Lower Knighton Farm	4.38	Minerals site (*Source: council*)	AONB, Major aquifer, SPZ	*Not suitable because of access to the site.*	No
LF7	Stone Quarry	3.78	Minerals site (*Source: council*)	SSSI	*Access track is an issue. Potential for mineral reserve.*	No
LF8	Limerstone Down	1.99	Minerals site (*Source: council*)	AONB, Major aquifer, SPZ	*Access through Cheverton site. If greater use, improved access would be likely to be required.*	Yes
LF9	Chalk Pit, Cheverton Down	6.56	Minerals site (*Source: council*)	AONB, Major aquifer, SPZ	*Access through Cheverton site. If greater use, improved access would be likely to be required.*	Yes
LF10	Western Haven	1.56	Proposed landfill site (*Source: council*)	SAC, SPA, RAMSAR, SSSI, NNR, AONB, Heritage Coast, Floodzone, Ancient Woodland (partly)	*Access and proximity to residential area is an issue.*	No
LF11	Newton Nature Reserve	1.73	Proposed landfill site (*Source: council*)	SAC, SPA, RAMSAR, SSSI, NNR, AONB, Heritage Coast, Floodzone, Conservation Area (partly)	*Access and proximity to residential area is an issue.*	No

Table 3.4 (continued) Landfill Site Options

Site ref	Site Name	Size (ha)	Type	Constraints	Council Officer comments	Shortlisted for landfill
LF12	Standen Heath / Lynnbottom	24.74	Proposed landfill site (*Source: council*)	AONB (partly), SINC (partly)	*Additional licenses and land required. Land ownership within the area being confirmed.*	Yes
LF13	Lynn Plantation Landfill	8.39	EA permit list	AONB	*No comment*	Yes

The final shortlists of sites for both built facilities and landfill sites were taken forward to the next stage for more detailed assessment.

3.5 Stage 3: Approach to the Detailed Site Assessments

3.5.1 Sources of Information and Supporting Studies

A desk based review of the shortlist of potential sites was carried out to establish which sites are most suitable in terms of planning policy and deliverability. This review used the following data sources to collect site specific information:

- The Multi Agency Geographical Information for the Countryside website (MAGIC);
- Environment Agency website;
- Office for National Statistics website;
- The Isle of Wight Strategic Flood Risk Assessment;
- GIS mapping data;
- Isle of Wight Unitary Development Plan
- Council officers from planning, property and highways;

In addition, Entec has undertaken a desk based risk assessment of the potential landfill sites as required by the Environment Agency's Groundwater Protection Policy[7]. The findings of this review have been used to assess the

[7] Environment Agency (2008) Groundwater protection: Policy and practice (GP3) Part 4 – Legislation and Policies, 2008 Edition

geological and hydrogeological suitability of the sites for potential use for non-hazardous waste landfill. Furthermore, given the significant number of European nature conservation sites in and around the Island and the potential requirement for Habitats Regulation Assessment (HRA), Entec has provided specialist advice on the likely HRA effects in respect of the potential sites for built facilities and landfill.

3.5.2 Developing the Assessment Objectives

The detailed site assessment criteria were developed by considering key planning and sustainability opportunities and constraints. Objectives were developed through a review of relevant planning and environmental policy and legislation and an assessment matrix compiled. In particular, criteria outlined in Annex E of PPS10 has been used as these should be considered when allocating sites for waste management, and national planning policy statements have been reviewed which cover the majority of environmental designations.

The assessment matrix includes objectives, indicators, and thresholds for assessing the site and these have been agreed with the Council. The full assessment matrix can be found in Appendix F. Entec has developed two assessment matrices; one for built facilities and one for landfill. There are minor differences between the two types mainly focussing on the differences in flood risk vulnerability and the geotechnical suitability of landfill sites. The objectives have been grouped according to their positive, exclusionary and discretionary nature similar to the GIS modelling and then under overarching topics. The positive objectives include those related to the site's deliverability and other factors such as potential employment opportunities. The assessment criteria also cover the majority of the Council's Core Strategy DPD Sustainability Appraisal objectives. It was decided in agreement with the Council that an objective based on avoiding impacts to air quality would be scoped out of the assessment as there are no Air Quality Management Areas on the Island and this would be the relevant indicator to be used to assess sites. The protection of air quality in relation to amenity has however been referred to in the assessment.

3.5.3 Assessment Grading

The scale of the effect for the objectives considered has been assessed using the grading system outlined in Table 3.5. Where possible, quantitative data was used to grade sites; however, some criterion scores are based on professional judgement where this was deemed more appropriate.

Table 3.5 Grading System

Grade	Definition
A	Locating a facility at this location would move significantly towards an objective
B	Locating a facility at this location would move marginally towards an objective
C	Locating a facility at this location would have no effect on the objective

Table 3.5 (continued) Grading System

Grade	Definition
D	Locating a facility at this location would move marginally away from an objective
E	Locating a facility at this location would move significantly away from an objective

3.5.4 Grading Thresholds

Thresholds for grading each of the sites against the objectives have been drawn wherever possible from national and regional policy and guidance. The thresholds are related to the potential effect development of the site may have on each criterion. For the majority of the criteria these are generally based on the site's proximity to national, regional or local designations. These are drawn wherever possible from national, regional and local policy guidance. This grading includes distances and also the sites' relationship to defined zones of sensitivity (e.g. flood risk zoning or Groundwater Source Protection Zones). In some cases defined distances do not always exist and therefore where there is no national guidance indicative thresholds have been used based on distances which allow for comparison of the sites against each other. The following tables list the assessment objectives; thresholds developed; and provide a policy justification for their use for the assessment of built facilities and landfill sites.

Table 3.6 Assessment Objectives and Thresholds for Built Facilities

Topic	Objective	Thresholds	Justification
Land use	To maximise the use of brownfield land and redundant buildings	A = vacant Previously developed land/buildings C = developed site still in use E = Greenfield site	PPS10 Annex E
	To avoid prejudicing sensitive development plan land uses (e.g. housing, tourism, recreation etc).	A = > 1km from sensitive land use allocation C = 0.5 – 1km from sensitive land use allocation E = <0.5km or directly effects sensitive land use allocation	PPS10 Annex E

Table 3.6 (continued) Assessment Objectives and Thresholds for Built Facilities

Topic	Objective	Thresholds	Justification
	To protect the best and most versatile agricultural land.	A = site is not within grades 1,2 and 3 C site is within grade 3 E = site is within grades 1,2	PPS7 in paragraph 28 states that: *The presence of best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification), should be taken into account alongside other sustainability considerations (e.g. biodiversity; the quality and character of the landscape; its amenity value or heritage interest; accessibility to infrastructure, workforce and markets; maintaining viable communities; and the protection of natural resources, including soil quality) when determining planning applications. Where significant development of agricultural land is unavoidable, local planning authorities should seek to use areas of poorer quality land (grades 3b, 4 and 5) in preference to that of a higher quality, except where this would be inconsistent with other sustainability considerations.* This is why a distinction is made as to whether sites are located on Grades 1-3a or grades 3b-5. However our data source does not distinguish between grade 3a and 3b and therefore thresholds have been set without distinguishing this. Further assessment of the site would be required to establish this.
Economic	To stimulate economic revival in priority regeneration areas	A = Site is within a deprived ward or regeneration area C = site is within the boundary of a settlement with deprived wards or regeneration areas E = site is outside deprived wards and settlements with deprived wards/ regeneration areas.	LDF SA Objectives 18,19,20 A list of deprived and regeneration areas on the Island has been obtained from the Core Strategy Sustainability Appraisal Scoping Report published in October 2007.
	To increase opportunities for economic development and employment.	A = Unemployment greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%.	LDF SA Objectives 18,19,20
Traffic and Transportation	To promote sustainable forms of transport	A = existing siding/wharf in industrial use C = adjacent to wharf/railway E = no rail or water opportunities close by	PPS10 Annex E – traffic and access

Table 3.6 (continued) Assessment Objectives and Thresholds for Built Facilities

Topic	Objective	Thresholds	Justification
	To ensure site is physically accessible to a standard acceptable to the highway authority.	A = access is acceptable C = site access is acceptable with mitigation E = the site unacceptable access	PPS10 Annex E – traffic and access. This assessment used a desk based review of the site by the Council's Local Highway Authority officers. The results can be found in Appendix C.
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses Strategic Road Network (SRN[8]) C= likely routeing uses the SRN E = likely routeing passes through settlements and sensitive land use areas.	PPS10 Annex E – traffic and access
	To promote development sites with good access to Strategic Road Network (SRN)	A = < 500m from SRN B=>500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	PPS10 Annex E – traffic and access
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	A = 0 dwellings/sensitive uses within 250m B = <25 dwellings/sensitive uses within 250m C = 25 -50 dwellings/sensitive uses within 250, D = 51-75 dwellings/sensitive uses within 250m E = >75 dwellings/sensitive uses within 250m	A 250m threshold is used based on advice contained in Planning for Waste Management Facilities – A research study Enviros Consulting August 2004 ODPM

[8] The Strategic Road Network has been defined by the Council and a map was provided by Council officers showing the network on the Island.

Table 3.6 (continued) Assessment Objectives and Thresholds for Built Facilities

Topic	Objective	Thresholds	Justification
Proximity to waste arisings and waste growth	To minimise the distance between existing and future waste generation locations and waste management facilities.	A = >50,000 residents within 5km C = 10,000 – 50,000 residents within 5km E = <10,000 residents within 5km	PPS10 paragraph 3: enable waste to be disposed of in one of the nearest appropriate installations
Deliverability	To ensure site is physically large enough to accommodate facilities.	A = Site is greater than 2ha C = Site is greater or equal to 1ha but <2ha E = Site is less than 1ha	PPS10 paragraph 20/ Planning for Waste management Facilities: A Research Study Enviros Consulting August 2004 ODPM
	To secure an available site	A = Council owned land B = part owned by Council C = Potential for negotiation E = Compulsory Purchase Order likely	PPS10 paragraph 18.
	To reduce planning risk	A = Allocated in UDP for waste use C = no allocation for waste but other compatible allocation/land use E = Allocated for incompatible use (housing etc)	PPS10 paragraph 20.
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	A = >5km B = Between 3 -5km C = <3km and > 1km D = within 1km of the site E = Within the site boundary	Habitats Directive regulations PPS9 Planning for biodiversity PPS10 Annex E – nature conservation
	To avoid any development that would impact on sites of national biodiversity importance	A = >3km B = Between 2 – 3km C = <2km greater than or equal to 500m D =within 500m/ Adjacent to site E = Within the site	PPS9 Planning for biodiversity PPS10 Annex E – nature conservation
	To consider the effect of development on identified sites of county/local biodiversity importance	A = >2km B = Between > 1km C = 500m-1km D =within 500m/ Adjacent to site E = Within the site	PPS9 Planning for biodiversity PPS10 Annex E – nature conservation

Table 3.6 (continued) Assessment Objectives and Thresholds for Built Facilities

Topic	Objective	Thresholds	Justification
Landscape and Visual	To prevent development on sites of national landscape importance – statutory and non statutory	A = >3km of AONB B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	PPS10 Annex E – visual intrusion
		A = >3km of Heritage Coast B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	PPS10 Annex E – visual intrusion
Local distinctiveness, character and quality of life	To prevent development on sites or structures of national heritage importance – Scheduled Monuments (SMs), listed buildings, historic battlefields, parks and gardens	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	PPS10 Annex E – Historic environment and built heritage
	To prevent development on sites or structures of local importance	A = >2km from Conservation Area (CA) B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	PPS10 Annex E – Historic environment and built heritage
Water Environment	To prevent any development in a major floodplain	A = Site in flood zone 1. C =Site is in flood zone 2 D = Site is in Flood risk Zone 3a E = Site in flood zone 3b	Flood risk zones are defined in Annex D to Planning Policy Statement 25: Development and Flood Risk with Zone 3 being at greatest risk of flooding. Land use classification zoning is also detailed which states for waste treatment facilities that these are considered to be less vulnerable uses and therefore permitted in flood zone 3a.
	To avoid any potential impacts on groundwaters	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	Groundwater Source Protection Zones (SPZs) show the risk of contamination from any activities that might cause pollution in the area. The closer the activity the greater the risk. The maps on the EA website show three main zones (inner, outer & total catchment). EA Groundwater Protection Policy

Table 3.6 (continued) Assessment Objectives and Thresholds for Built Facilities

Topic	Objective	Thresholds	Justification
	To avoid any potential impacts on groundwaters	A = Not within aquifer C = within minor aquifer E = Within major aquifer	PPS10 Annex E – Protection of water resources EA Groundwater Protection Policy[9]

The objectives and thresholds for landfill are the same as those for built facilities with some slight amendments. The objectives relating to the use of brownfield land and stimulating regeneration have been removed from the landfill assessment as these are considered to be irrelevant. The following objectives/thresholds are new or amendments to existing objectives.

Table 3.7 Assessment Objectives and Thresholds Specifically for Landfill

Topic	Objective	Thresholds	Justification
Deliverability	To ensure site is physically large enough to accommodate facilities.	A = Site is greater than 10ha C = Site is greater or equal to 5ha E = Site is less than 5ha	PPS10 paragraph 20/ Planning for Waste management Facilities: A Research Study Enviros Consulting August 2004 ODPM
Nature Conservation	To consider the effect of development on identified sites of county local importance – proximity to water courses	A = >2km from watercourse B= >1km from watercourse C =500m – 1km from watercourse D = within 500m of watercourse E = watercourse adjacent to the site	Council commented that this type of receptor should be considered under the landfill assessment due a precautionary approach needing to be taken.
Airfield Safeguarding Zones	To prevent development that falls within an airfield safeguarding zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	ODPM Circular 1/2003 sets out in Annex 2 paragraph 9 that: *Local planning authorities are required to consult the relevant consultee before granting planning permission for any development within the relevant radius of an officially safeguarded civil or military aerodrome which is likely to attract birds* This radius is set at 13km as recommended in the Circular.

[9] Environment Agency (2008) Groundwater protection: Policy and practice (GP3) Part 4 – Legislation and Policies, 2008 Edition 1

Table 3.7 (continued) Assessment Objectives and Thresholds Specifically for Landfill

Topic	Objective	Thresholds	Justification
Water environment	To prevent any development in a major floodplain	A= site is in flood zone 1 B >50% flood risk zone 2/50%flood risk zone 1 C = site is in flood zone 2 D = site is partially in flood zone 3 E = site is in flood zone 3	Flood risk zones are defined in Annex D to Planning Policy Statement 25: Development and Flood Risk with Zone 3 being at greatest risk of flooding. Land use classification zoning is also detailed which states that landfill and hazardous waste disposal facilities are considered to be more vulnerable land uses, therefore these types of facilities would be excluded from flood zone 3.
Geotechnical suitability	To prevent development on areas that considered unstable/vulnerable	A = site characteristics are favourable C = site is moderately sensitive E = site is highly sensitive	EA Groundwater Protection Policy[10] states that a Phase 2a risk assessment should be undertaken for site specific proposals for landfill. This would consider the mapping for aquifers, catchment protection zones, SPZs and conservation areas.

[10] Ibid. (2008)

4. Assessment of Potential Sites

4.1 Introduction

This section provides a comprehensive appraisal of each of the potential sites for built facilities and landfill based on the results of the desk based detailed site assessments undertaken using the methodology discussed in section 3. Section 4.2 considers the sites shortlisted for built facilities and section 4.3 considers the sites shortlisted for landfill. The suitability of the sites is considered in relation to their potential effects upon positive, exclusionary and discretionary objectives. Plans showing the site boundaries can be found in **Appendix E**.

It should be noted that the site assessments were undertaken between August and November 2008 and based on desk based information collected at that time. This information may now be out of date and therefore may require updating to reflect new information.

4.2 Potential Sites for Built Facilities

4.2.1 IOW1 Parkhurst Forest Works: SZ 470 896

Parkhurst Forest Works has been identified as a site for potential built waste facilities as it is an existing waste management site and industrial area. The site is located west of Newport and is 2.46 ha.

Positive Objectives

The site is currently one of the Island's civic amenity facilities and is the site of the resource recovery facility and new gasification plant on the Island. It is therefore currently developed, however there may be opportunity for co-location of additional facilities if there is available land, and any cumulative effects can be mitigated. The site is considered less likely to meet economic objectives as it is not located in a ward where unemployment and deprivation is high. There are no opportunities nearby for sustainable transport such as rail and water, however, the site is located adjacent to the Island's strategic road network (SRN) and consultation with the Local Highway Authority (LHA) indicates that the site has suitable access. There is only one dwelling within 250m of the site. The site has approximately 43,000 residents in main urban areas within 5km, therefore it is considered to be well located to waste arisings on the Island.

In terms of deliverability, the site is 2.46 ha and is occupied with waste facilities which are likely to be retained. Further assessment of the potential options to accommodate an additional facility on the site would be required. The eastern section of the site is owned by the Council thereby reducing issues of securing this area. The western section is in private ownership.

Exclusionary Objectives

With regards to the site meeting exclusionary objectives, the site is located over 1 km from sensitive land uses and therefore performs well against this objective. In addition, the site is not located within 1km of national heritage designations. In terms of its proximity to national and international biodiversity designations, the site is approximately 3km from the Solent Maritime Special Area of Conservation (SAC) and Solent and Southampton Waters Special Protection Area (SPA) and Ramsar sites. However, Parkhurst Forest Site of Special Scientific Interest (SSSI) is approximately 1km from the site. In addition, the site is 1.5km north of the AONB.

Discretionary Objectives

The site performs well against the discretionary objectives relating to land use, landscape and heritage assets. In addition, the site is not considered to be at risk of flooding or is located within a Groundwater Source Protection Zone (SPZ). However, in relation to the water environment the site is located on a minor aquifer although this is within a low vulnerability zone. The site is also in close proximity to local biodiversity designations as Parkhurst Wood Site of Importance for Nature Conservation (SINC) is adjacent to the site and ancient woodland is within 1km.

Summary

In summary, the assessment has shown that this site performs well against the majority of positive, exclusionary and discretionary objectives. In particular the site has the advantage that it is an existing waste management site with good access and proximity to the SRN. In addition, the site is partly owned by the Council and well located to waste arisings on the Island. The site is located over 1km from sensitive land uses and national heritage designations and 3km from international biodiversity sites. The site's principal limitations are the fact that it is already developed and may not be large enough to accommodate additional facilities. There is also a SINC adjacent to the site.

4.2.2 IOW2 Nicholson Road, Oakfield: SZ 596 913

The Nicholson Road site is located in the east of the Island immediately south of the town of Ryde in the suburb of Oakfield. The site has been shortlisted because it is identified as an employment site with light industrial/business uses known as Ryde Business Park. The site is 4.9 ha.

Positive Objectives

The site performs well against the economic objectives due to its location in St John's West ward which has been identified as a deprived ward with relatively high unemployment. The site's close proximity to the SRN is considered to be an advantage and the LHA deems the access to be suitable resulting in good scores. The size of the site is 4.9 ha and is therefore large enough to accommodate facilities, although it is thought that the majority of the site is already developed. In terms of ownership, it is privately owned but it is understood from

consultation with Council officers that the current development received funding from the Rural Development Commission. The area to the south of the site is owned by the Council. The site's close proximity to residential uses is considered to be a disadvantage as there are more than 75 dwellings within 250m of the site and the likely haul route would pass through local settlements. There is however an opportunity to apply a 250m buffer zone to residential properties due to the size of the site and it may be possible to site a potential facility in accordance with this.

Exclusionary Objectives

With regards to meeting exclusionary objectives the site is favourable in terms of distance from sites of national heritage importance and landscape. The site is located over 3km from the AONB and there are no SMs or listed buildings within 1km. A historic park garden is located within 750m of the site. Assessment of the site's proximity to sites of international and national sites of biodiversity importance indicates that it is approximately 1.5km from the nearest sensitive biodiversity receptors. The site is also approximately 500m from a housing allocation south of the site and this would need to be considered when deciding the type of facility and its layout.

Discretionary Objectives

Local designations for biodiversity have been identified within 1km of the site. This includes ancient woodland at Cothey Bottom Copse and Swanmore SINC. In addition, the site is approximately 600m from a Conservation Area. In terms of effects upon the water environment, the Strategic Flood Risk Assessment (SFRA) considers that this site is in flood zone 1 the site is not within a SPZ. The eastern section of the site is located on a minor aquifer of high vulnerability and this could be a sensitive receptor if the site were developed for waste use.

Summary

Overall this site performs well against the economic, landscape, traffic and exclusionary biodiversity objectives. This is because it is located within one of the Island's deprived wards, it is over 3km from the AONB and is approximately 1.5km from the nearest international and national biodiversity site. The site also has good access and is close to the SRN. However, the site does not perform as well against other objectives, in particular those relating to deliverability, sensitive land uses and local biodiversity. As there are sensitive land uses within 250m careful consideration would be given to any potential impacts arising from waste management development on the site. In addition, the site is in private ownership and currently developed and has a number of local biodiversity and heritage designations within 1km. It is also close to a historic park and garden.

4.2.3 IOW3 Stag Lane Depot : SZ 501 917

Stag Lane Depot is located north of Newport, west of the River Medina and has been shortlisted due to it being an existing industrial site allocated for employment. Industrial uses are located in the southern section of the site and the northern section is considered to be greenfield land. The site is 1.87 ha.

Positive Objectives

In terms of meeting positive objectives the site performs well against amenity and traffic and transportation objectives. Although the site does not have any opportunities for sustainable transport by rail or water, the site is 900m west of the SRN and its access is deemed suitable by the LHA. It is also remote from built up residential areas with approximately 8 dwellings within 250m however is well located for waste arisings as it is within 5km of approximately 43,000 people in main urban areas. The site is considered less likely to meet economic objectives as it is not located in a ward where unemployment and deprivation is high. In terms of deliverability, the site is part greenfield and which may increase planning risk. The site is in private ownership. The size of the site is 1.87 ha and is therefore likely to be large enough to accommodate certain waste facilities.

Exclusionary Objectives

In relation to exclusionary constraints the Stag Lane Depot site performs well in terms of distance from landscape and heritage designations and sensitive land uses. However the assessment has shown that the site is in close proximity to sites of international and national biodiversity importance. The site is approximately 110m from the Solent and Southampton Waters SPA and Ramsar; 430m from the Solent Maritime SAC and within 500m of the Medina Estuary SSSI.

Discretionary Objectives

Local designations of biodiversity importance are adjacent to the site including Dodnor Creek Local nature Reserve and Dickson Copse Ancient Woodland. The site is also within 100m of a Site of Importance for Nature Conservation (SINC) on Stag Lane .Performance against other discretionary objectives is generally good with the exception of protecting land quality as the site is likely to be grade 3 agricultural land. In addition, the site is not within a SPZ or flood zone, it is located on a minor aquifer although this is of low vulnerability.

Summary

Overall, the assessment has shown this site to perform moderately well against the positive, exclusionary and discretionary objectives. The site is located within reasonable proximity of the SRN, has suitable access and is well situated for waste arisings on the Island. In addition, the site is remote from landscape and heritage designations, and sensitive land uses. However the site is in close proximity to sites of international and national biodiversity importance is likely to be is located on grade 3 agricultural land and is within 100m of a SINC. In relation to deliverability and land use the site is part Greenfield. The land is in private ownership. Finally the site is less likely to meet economic objectives as it is not located in a ward high in unemployment or deprivation.

4.2.4 IOW6 Whippingham Road: SZ 515 938

The Whippingham Road site is located in the north of the Island, south of Cowes and is an allocated site for employment uses. Industrial uses are adjacent to the site and the site itself is considered to be previously developed land. The site is 3.56 ha.

Positive Objectives

With regards to meeting the positive assessment objectives, the site is likely to contribute positively towards land use and traffic and transportation objectives as the site is previously developed land which is allocated for employment uses and it is adjacent to the SRN with its access deemed acceptable by the LHA. Its proximity to waste arisings is also good as it is located within 5km of approximately 43,000 residents in main urban areas. In terms of deliverability the site is relatively large at 3.56ha and owned by the South East England Development Agency (SEEDA). However, in relation to amenity the site is close to dwellings and sensitive uses as there are 50 homes, a school and recreational grounds within 250m of the site. The site is considered less likely to meet economic objectives as it is not located in a ward where unemployment and deprivation is high; however it is located within close proximity to East Cowes which has high deprivation scores.

Exclusionary Objectives

The assessment shows that the site's surrounding exclusionary constraints are extensive. In terms of land use the site is within 500m of housing and education allocations in the UDP. The site is also adjacent to the AONB in the north and a historic park and garden. A grade I listed building is also located 250m south west of the site. With regards to nature conservation designations, the site is approximately 700m form the Solent Maritime SAC, Solent and Southampton Waters SPA and Ramsar and the Medina Estuary SSSI.

Discretionary Objectives

The site is located within 1km of local biodiversity designations which include ancient woodland and a SINC. In terms of effects upon the water environment, the SFRA considers that it is within flood zone 1 and the site is not within a SPZ. However the site is located on a minor aquifer of high vulnerability which is likely to be a receptor if waste development is to be considered at this site.

Summary

In summary, the Whippingham Road site does not perform well against many of the objectives, in particular those that are exclusionary. The site is located close to housing and education allocations, sites of international and national biodiversity importance and a grade I listed building. The site is also directly adjacent to the AONB. In addition, the site is unlikely to meet economic objectives as it is not located in a ward where unemployment and deprivation is high. Furthermore the site is located on a minor aquifer of high vulnerability that could be a potential receptor. The assessment has indicated some benefits of this site which include the fact

that it is previously developed land, allocated for employment uses, and has appropriate access. It also lies within 5km of the main urban areas and is not at risk from flooding and is outside a SPZ.

4.2.5 IOW 7 Land adjacent to Cowes Power Station: SZ 504943

Similar to IOW6, this site is in the north of the Island, south of Cowes and is an allocated site for employment uses. It is located adjacent to Cowes Power Station and east of the River Medina. The site is 12.35 ha.

Positive Objectives

The site has the advantage that it is previously developed land close to waste arisings and is 12.35ha. It is therefore large enough to accommodate a number of facilities and provide opportunities for co-location of waste facilities. Other benefits of the site include the SRN located approximately 700m east of the site and the LHA deems the access to be acceptable, however the haul route is likely to pass through settlements therefore may have potential effects upon amenity and air quality. The site is also located adjacent to a residential area and sensitive uses in East Cowes. However it is considered to be well located to waste arisings as there are approximately 43,000 residents within 5km of the site. The site is considered could potentially meet economic objectives as it is located within the settlement of Cowes which has a number of deprived wards. The site is currently in private ownership and its potential availability for waste development is unknown.

Exclusionary Objectives

The site's ability to meet exclusionary objectives is constrained by international biodiversity designations located adjacent to the site. The Solent Maritime SAC, Solent and Southampton Waters SPA and Ramsar and the Medina River SSSI are immediately west of the site. The site is also adjacent to a historic park and garden and a housing allocation in the Local Plan. In addition, the AONB is 750m east of the site.

Discretionary Objectives

In terms of meeting discretionary objectives relating to the water environment the site is not considered to be at risk of flooding or within a SPZ. The SFRA states that the site is in flood zone 1 and there is a small area of the site situated on a minor aquifer of high vulnerability. The site is also close to local biodiversity designations as there is Ancient Woodland approximately 500m distance and a SINC within 1km.

Summary

In summary, this site has a mixture of opportunities and surrounding constraints. The site is well located in terms of waste arisings and access and its size is large enough to accommodate waste facilities. In addition, the site is not at risk from flooding or within a SPZ. However the site is adjacent to sensitive land uses both existing and

proposed and international biodiversity sites. In addition, national heritage designations and local biodiversity designations are close by. Other limitations include the fact that the site's haul route passes through settlements.

4.2.6 IOW8 Pan Lane, Pan: SZ 507 886

The site at Pan Lane has been shortlisted due to it being an allocated employment site which is in part previously developed. It is located south east of Newport close to the residential areas of Pan and Barton to the north and Shide to the west. The site is 2.97 ha.

Positive Objectives

This site is expected to meet economic objectives as it is located in the Pan ward which is considered to be deprived with a relatively high unemployment rate. The site also performs well against deliverability objectives. The site is considered to be large enough to accommodate facilities as it is an area of 2.97 ha and the Council owns the majority of the site thereby reducing the risk of it not being secured for development. The LHA has commented that based on a desk based review the site's access is suitable subject to improvements being made as a result of the housing and employment allocations on the site and adjacent. No rail or water opportunities have been identified for the site. The site's proximity to the SRN is, however, good as the A3020 is 700m west of the site. In addition, the site is relatively close to waste arisings being located within Newport. The site performs less well against the amenity and land use objective, as there are a large number of dwellings adjacent to the site boundary in the north and north west and there is a housing allocation adjacent to the site. Part of the site is also considered to be greenfield land with only a small proportion of the site brownfield.

Exclusionary Objectives

In terms of exclusionary objectives, the site is 700 metres from the AONB and 400 metres from Shide Quarry SSSI. The site also has a number of heritage designations within close proximity. Newport Roman Villa SAM is located 500m west, there is a grade I Listed Building 800m north west and a historic park is 700m west. There is a site allocated for housing adjacent to the site's eastern border and this would need to be considered carefully in terms of potential land use conflicts. It has though been identified that the site is over 1.5km from international biodiversity designations.

Discretionary Objectives

There are local biodiversity and heritage designations near the site which include a Local Nature Reserve 400m north; a SINC close to the A3020 400m west; and a Conservation Area 700m west. With regards to protecting the groundwater and preventing development in flood risk areas, the site is not located within a SPZ however it is on a minor aquifer of intermediate vulnerability and the SFRA has identified that the site is within flood zone 1.

Summary

In summary, this site performs well against deliverability, economic and in part traffic and transportation objectives. The site is well located in terms of accessing the SRN and the site is large enough to accommodate facilities. The majority of the site is owned by the Council and it is located in a ward which is considered to be deprived with relatively high unemployment. The site is not at risk from flooding and is not within a SPZ however it is part greenfield land with only a small proportion of it brownfield land. The site performs less well against landscape, biodiversity and heritage objectives, in particular those that are considered to be exclusionary. This is because the site is within 1km of national biodiversity, heritage and landscape designations and the site is 400m from several local biodiversity sites. The site is also located adjacent to sensitive land uses and a housing allocation.

4.2.7 IOW9 Standen Heath: SZ 531 882

Standen Heath is currently the Island's main operational non hazardous landfill which is operated by Island Waste. The western section of the site is currently being used for landfilling operations and the eastern section is the site of the Lynnbottom in vessel and windrow composting facilities and household waste recycling facility. The site is located south east of Newport close to the settlement of Downend. The site is 23.61 ha.

Positive Objectives

The principal advantages of this site relate to its ownership, size and planning status. The site is owned by the Council and allocated for landfill in the UDP. In addition, it covers an area of 23.61ha, although the western part of this is a landfilling area which would be considered greenfield land and the eastern area is currently used by invessel and windrow composting facilities and household waste recycling facility. Additional facilities may be able to be accommodated particularly if existing facilities are redeveloped or extended. Its proximity to waste arisings is also good as it is located within 5km of approximately 43,000 residents in main urban areas. In terms of access, it is deemed acceptable by the LHA and likely routeing would use the SRN adjacent to the south of the site. There are only a few dwellings within 250m of the site. The site is less likely to meet economic objectives as it not located in a deprived ward where unemployment is high.

Exclusionary Objectives

The main exclusionary constraint is that the eastern section of the site is within the AONB. Guidance in PPS7 is that major development should not take place in AONB except in exceptional circumstances. Draft South East Plan policy W17 states:

> *Small-scale waste management facilities for local needs should not be precluded from Areas of Outstanding Natural Beauty...where they would not compromise the objectives of the designation.*

Paragraph 10.57 of the draft South East Plan states:

It is essential that waste facilities proposed in such areas are assessed in the light of local circumstances and national/regional policy, and are subject to good design and landscape character appraisal

In light of this policy context further consideration of the impact of any new waste development at this site upon the objectives of the AONB would therefore be required. With regards to meeting nature conservation objectives the site is over 1km from the Briddlesford Copses SAC, and Arreton Down SSSI is 900m south east of the site. The site is unlikely to have land use conflicts as sensitive land uses are over 1km and heritage assets are located at least 900m away.

Discretionary Objectives

In relation to meeting discretionary objectives, the site is close to local nature conservation designations identified as a SINC adjacent which intersects the site in the north and there are two areas of ancient woodland within 300m of the site northwest and west. The site is relatively unconstrained in relation to landscape and the water environment as the site is over 5km from the Heritage Coast and the site does not fall within a flood zone or SPZ. The eastern section of the site is located on a minor aquifer of high vulnerability, which is likely to be a receptor to be considered if further waste development is located here.

Summary

The site performs well against objectives relating to deliverability, traffic and transportation, amenity and international biodiversity sites. The site is an existing waste management site which is currently in the Council's ownership. It is adjacent to the SRN and access is considered suitable and it is well located to waste arisings. In addition, there are only a few dwellings within 250m of the site and is over 1km from international biodiversity sites. The site performs less well in terms of its availability and in relation to landscape and national and local biodiversity objectives. The site is large enough to accommodate waste facilities however the western section is being landfilled and the eastern section is already developed and this is within the AONB. In accordance with draft South East Plan policy W17, further consideration of the impact of any new waste development at this site upon the objectives of the AONB would be required. Local biodiversity sites are within 300m of the site and a SSSI is 900m south east.

4.2.8 IOW11 Sewage Works, Fairlee: SZ 507 911

The Sewage works at Fairlee is located immediately east of the River Medina and north of Newport. The site is an existing waste water treatment works and therefore developed. The site is owned by Southern Water. The site is 6.77 ha.

Positive Objectives

This site performs well against objectives relating to traffic and transportation, amenity and in part deliverability. The location of the site is good in terms of proximity to the SRN (400m east) and possibly sustainable transport due to it being situated on the River Medina. The site's access is considered to be acceptable by the LHA and the likely haul route would avoid settlements. The proximity of the site to waste arisings is favourable with approximately 43,000 residents in main urban areas within 5km and the site would minimise impacts upon amenity as there are no dwellings identified within 250m of the site. The site is considered less likely to meet economic objectives as it is not located in a ward where unemployment and deprivation is high.

In terms of deliverability, covering an area of 6.77ha the site is large enough to accommodate a number of facilities large and small scale and it is an allocated site for waste water uses. The site is owned by Southern Water however according to information received from Council officers they have indicated that there may be potential for negotiation with regards to securing the site for built waste facilities.

Exclusionary Objectives

In terms of exclusionary constraints the Solent Maritime SAC, Solent and Southampton Waters SPA and Ramsar and Medina Estuary SSSI are immediately adjacent to the site's western boundary. Sensitive land use conflicts have been identified 600m west (housing allocation) and 800m north (tourist development allocation). The type of waste facility proposed for this site would need to be carefully considered so as not to prejudice these allocations or biodiversity sites. The site has been found to be over 1km from heritage designations and over 3km from the AONB.

Discretionary Objectives

The site performs well against objectives in relation to landscape, local character and the water environment. Heritage coast, conservation areas are not located nearby and the site is within flood zone 1. The site is on a minor aquifer however with low vulnerability. The site performs less well for discretionary objectives in relation to nature conservation as there is there is a Local Nature Reserve (LNR) 250m north west of the site; a SINC 350m north east; and ancient woodland nearby.

Summary

In summary, the assessment has shown that this site performs well against some of the objectives. In particular the site has the advantage that it is an existing waste water site with good access and proximity to the SRN. In addition, the site is well located to waste arisings on the Island and there are no sensitive uses within 250m. The site is potentially deliverable in terms of size and could be available if Southern Water ceases to use it and allow it to be redeveloped. However the site's principal limitations are its close proximity to international, national and local biodiversity designations.

4.2.9 IOW14 Lynnbottom: SZ 534 884

The Lynnbottom site is adjacent to the east of IOW9 Standen Heath. The site was shortlisted after the second round of GIS modelling was undertaken and is a previous landfill site which has been restored and is within the AONB. The site is 18.53 ha.

Positive Objectives

This site is likely to have good access as the LHA consider the site access to be acceptable and the SRN is located adjacent to the site in the east. In relation to amenity, only two dwellings are within 250m of the site and it is not located adjacent to residential areas; however it is fairly well located for waste arisings with approximately 30,000 residents within 5km. The site is likely to be easily secured due to the site being owned by the Council and can accommodate a number of waste management facilities as its size is 18.53ha. Topography of the site may need to be considered as it known that this site is land raised. The site is also a restored landfill site and is therefore considered to be greenfield under the definition of previously developed land outlined within PPS3. This could be considered a disadvantage in terms of planning policy as PPS10 states priority should be given to previously developed land when identifying suitable sites for waste management.

Exclusionary Objectives

The main exclusionary constraint on this site is that it is located within the AONB. Guidance in PPS7 is that major development should not take place in AONB except in exceptional circumstances.

Draft South East Plan policy W17 states:

> *Small-scale waste management facilities for local needs should not be precluded from Areas of Outstanding Natural Beauty...where they would not compromise the objectives of the designation.*

Paragraph 10.57 of the draft South East Plan states:

> *It is essential that waste facilities proposed in such areas are assessed in the light of local circumstances and national/regional policy, and are subject to good design and landscape character appraisal*

In light of this policy context further consideration of the impact of any new waste development at this site upon the objectives of the AONB would therefore be required. In addition, there are a number of biodiversity and heritage constraints within close proximity of the site. Briddlesford Copses SAC/SSSI is 700m north west and Arreton Down SSSI is located 800m south. Moreover, Downend Roman Villa SM and Bowl Barrow SM are 500m and 800m south the site respectively. Effects upon these sensitive receptors would need to be considered further; in particular the cumulative effects of locating further waste development in this area of the Island is important to consider.

Discretionary Objectives

The site assessment indicates that there are local biodiversity designations close to the site. Combley Great Wood which is an area of ancient woodland is 350m east of the site and a SINC has been identified adjacent to the site adjoining both the north and western boundaries. The effects on these ecological habitats would need to be carefully considered if waste development was proposed. It has been identified that the eastern section of the site is located on a minor aquifer of high vulnerability, however the site is within flood zone 1 and not located within an SPZ.

Summary

In summary, this site is a previous landfill site and therefore has history of waste management uses. The site is a good size being over 8ha and access is considered to be acceptable by the LHA. It is also within the Council's ownership and is well located for waste arisings. Although the site is despoiled it is considered to be greenfield land due to it undergoing restoration. The site is located within the AONB. In accordance with draft South East Plan policy W17, further consideration of the impact of any new waste development at this site upon the objectives of the AONB would be required. There are also several international and national biodiversity sites and national heritage designations within 1km of the site and the topography of the site could be a constraint as it is known to have been land raised.

4.2.10 IOW15 Lynn Plantation Landfill: SZ 537 882

Lynn Plantation Landfill is located east of Newport close to the sites at Standen Heath (IOW9) and Lynnbottom (IOW14). The site is an existing inert landfill site and has permitted uses for the transfer of waste. The site is 8.39ha.

Positive Objectives

This site is considered to be in a good location for access to the SRN which is adjacent to the site to the west and the LHA has deemed the access to be acceptable. This site performs less well against economic and land use objectives due to its location on the island and its current temporary use. The site is situated in Fairlee Ward which has not been assessed to be a deprived ward and is rural in nature with low unemployment. The site is currently used for landfill and is therefore likely to be subject to restoration conditions so can be varied. This means the site is likely to be considered to be greenfield and not previously developed land. The site performs relatively well against the amenity objective as there are only four dwellings within 250m and the site is well located in relation to waste arisings as it is within 5km of 30,000 residents. In terms of deliverability, the site performs is in private ownership and therefore its availability for future waste use is unknown . There is no UDP allocation for waste use. The site is large enough to accommodate a number of built facilities as it is 8.39ha.

Exclusionary Objectives

The main exclusionary constraint on this site and similar to IOW14 is that it is located within the AONB and therefore development here would be contrary to PPS7 unless exceptional circumstances can be demonstrated. Draft South East Plan policy W17 states:

> *Small-scale waste management facilities for local needs should not be precluded from Areas of Outstanding Natural Beauty...where they would not compromise the objectives of the designation.*

Paragraph 10.57 of the draft South East Plan states:

> *It is essential that waste facilities proposed in such areas are assessed in the light of local circumstances and national/regional policy, and are subject to good design and landscape character appraisal.*

In light of this policy context further consideration of the impact of any new waste development at this site upon the objectives of the AONB would therefore be required. Biodiversity sites are located at Briddlesford Copses SAC/SSSI , 600m north west and Arreton Down SSSI located 700m to the south. Heritage designations have been identified within 750m of the site boundary. These include Downend Roman Villa SM (300m) and Bowl Barrow SM (700m) south of the site. The cumulative effects upon these sensitive receptors of locating further waste development in this area of the Island would need to be considered at this site.

Discretionary Objectives

Similar to the sites at Standen Heath and Lynnbottom the site is adjacent to local biodiversity designations. Combley Great Wood is immediately adjacent to the site in the east and there is a SINC adjacent to the site's north and eastern boundary. The effects on these ecological habitats would need to be carefully considered if waste development was proposed. The assessment has shown that the site is within flood zone 1 and not located within a SPZ. However the western section of the site is located on a minor aquifer of high vulnerability.

Summary

In summary, this site has good access and is well located to the SRN. The site is an existing waste management site and its size indicates it would be large enough to accommodate a number of built facilities. However the site has several limitations. The site is located within the AONB. In accordance with draft South East Plan policy W17, further consideration of the impact of any new waste development at this site upon the objectives of the AONB would be required. It is also within 1km of international, national and local biodiversity designations and nationally designated heritage sites. In respect of deliverability, the site is in private ownership with no UDP allocation for waste use and it is an existing landfill site which is likely to be subject to restoration conditions. It is therefore not considered to be brownfield land under PPS3.

4.2.11 IOW16 North Fairlee Farm: SZ 510 912

North Fairlee Farm is situated north of Newport and approximately 300m east of the River Medina. The site is developed for waste uses and is an existing waste transfer station. The site is 1.28 ha.

Positive Objectives

The site can be accessed using the SRN and the LHA consider the site to have acceptable access. The assessment has indicated that there are four dwellings within 250m and the site is well located for waste arisings as it is within 5km of approximately 43,000 residents in main urban areas of Newport, Cowes and East Cowes. The site performs less well against economic objectives as it is not located in a regeneration area or deprived ward. In terms of deliverability, the site is relatively small at 1.28ha, is already well developed, and is not allocated for waste uses in the UDP and therefore performs less well against the objective to accommodate waste facilities on the site. The site is also privately owned, however it is understood from Council officers that the owner is likely to be open to potential land negotiations.

Exclusionary Objectives

With regards to exclusionary constraints this site is 300m from international and national biodiversity designations and the site is 550m from a housing development site to the west. The Solent Maritime SAC, Solent and Southampton Waters SPA and Ramsar and the Medina River SSSI are 300m west of the site. The site is not located within 2km of the AONB or within 1km of heritage designations.

Discretionary Objectives

In relation to meeting discretionary objectives the site performs well against landscape and heritage objectives. The site is over 5km from the heritage coast and there are no conservation areas within 2km. Local biodiversity sites are adjacent and near to the site and include Dodnor Creek Local Nature Reserve 600m to the west; ancient woodland located 100m north; and a SINC adjacent site's northern boundary. The assessment has identified that the site is not at risk from flooding. The site is also not located within a SPZ and is located on a minor aquifer assessed to be of low vulnerability.

Summary

Overall this site has several advantages as it is an existing waste management site which can be easily accessed using the strategic highway network and is well located in relation to proximity to waste arisings. However, the site performs less well against some of the assessment objectives as it has a number of limitations. In terms of deliverability the site is already developed, in private ownership, not allocated for waste use and potentially too small to accommodate further waste development. The site is also in close proximity to international, national and local biodiversity designations.

4.3 Potential Sites for Landfill

4.3.1 LF3 West Standen Farm: SZ 509 876

This site is an existing minerals site located south of Newport in the centre of the Island. The site is 2.1ha.

Positive Objectives

With regards to meeting positive objectives, the site has advantages as there is one sensitive land use within 250m and it is fairly well located in relation to waste arisings due to it being within 5km of approximately 30,000 residents largely in Newport. Access to the site is considered by the LHA to be acceptable if the site is accessed via the St George's Down site to the east. Given the site's location there are no opportunities for rail or water transportation and routeing may pass through local settlements. The site is approximately 900m from the SRN. In terms of deliverability the site is relatively small at 2.1ha for providing additional landfill capacity. The site is also thought to be privately owned and its availability for future waste use is unknown. It is currently a minerals site and is allocated for minerals development. The extent of the minerals reserve yet to be worked is unknown although it can be said with some degree of certainty that there are still deposits to be worked. The programme for restoration of the site would need to be considered to determine whether the site would be available for landfilling during the plan period and therefore whether it would be a realistic option for allocation.

Exclusionary Objectives

The main constraint upon the site relates to landscape. The site is located within the AONB and therefore landfilling here would be potentially contrary to PPS7 unless exceptional circumstances can be demonstrated. The site also is located 500m south east of Shide Quarry SSSI which is a nationally designated biodiversity site and the site is within 7km of Sandown Airport and therefore within its safeguarding zone. This may prejudice the ability of the site to be used for landfilling as there may be a high risk of bird strike. The assessment has identified that the site has no heritage designations within 1km.

Discretionary Objectives

The site has local biodiversity designations approximately 500m north west of its boundary. This includes Shide Chalk Pit LNR and a SINC located 350m south of the site. The site is not considered to be at risk from flooding and is therefore in zone 1 and it is not located in an SPZ. However it is located on a major aquifer due to the chalk present and is in an area of high groundwater vulnerability. It is also relatively close to watercourses, situated 540m east of the River Medina and 400m north west of spring fed streams. The site lies within the Medina Water Resource unit and public water supplies are predominant in this area with pumping stations approximately 4km east and north. These are likely to be potential receptors to any landfill operations and this site could therefore receive a high level of scrutiny from the EA if non hazardous landfill is proposed here.

Summary

Overall, the West Standen Farm site is fairly well located in relation to waste arisings and there are very few sensitive land uses within close proximity of the site. The site has acceptable access, although this is reliant on it being accessed via the St George's Down site and the likely haul route for the site may pass through local settlements. The site is 900m from the SRN. The site is not within a SPZ or at risk from flooding. The site's deliverability is considered to be uncertain as it is relatively small and it is unknown when the minerals site is to be restored and how much mineral is yet to be worked. Furthermore the site is potentially constrained due to its location within the AONB. In accordance with draft South East Plan policy W17, further consideration of the impact of any landfill operations at this site upon the objectives of the AONB would be required. It also located within 7km of Sandown Airport and therefore within its safeguarding zone, and 500m from a nationally designated biodiversity site. The site has hydrogeological constraints as it is located on a major aquifer and lies within the Medina Water Resource unit where public water supplies are predominant. These are considered to be likely receptors to any landfill operations.

4.3.2 LF5 Duxmore Quarry: SZ 550 874

Duxmore Quarry is an existing minerals site located in the east of the Island within a rural area, north east of Arreton and north of Newchurch. The site is 1.99ha.

Positive Objectives

The assessment of this site has identified that there are no residential dwellings within 250m of the site and the site is fairly well located to waste arisings with approximately 30,000 residents within 5km of the site. Although there are no opportunities for rail or water transport to the site, it is located 180m from the SRN and likely routeing avoids settlements. The LHA has commented that the access requires upgrading for it to be acceptable. This site is considered to be relatively small at 1.99ha and is privately owned. It is currently a minerals site and is allocated for minerals development. The extent of the minerals reserve yet to be worked is unknown although it can be said with some degree of certainty that there are still deposits to be worked. The programme for restoration of the site would need to be considered to determine whether the site would be available for landfilling during the plan period and therefore whether it would be a realistic option for allocation.

Exclusionary Objectives

The site's main exclusionary constraint is the fact that it is located in the AONB, The potential use of this site for landfilling is contrary to PPS7 unless exceptional circumstances can be demonstrated. The site performs well with regards to its distance from heritage assets and international sites of nature conservation with only Arreton Down SSSI 300m south of the site. The site is located within 5km of Sandown Airfield which is north west of the site and therefore the site falls within the airfield's recommended safeguarding zone. There may therefore be bird strike issues at this location.

Discretionary Objectives

The assessment indicates that there is a SINC located adjacent to the site's west and eastern boundary. In addition, ancient woodland is adjacent to the site in the east. The site is 120m south of where a tributary rises and a spring rises 240m north east of the site boundary. Although the site is not at risk from flooding, it is located within SPZ2 outer zone and SPZ3 total catchment which are for abstraction sources to the east. It is also on a major Chalk aquifer of high vulnerability. These are likely to be potential receptors to any landfill operations and this site could therefore receive a high level of scrutiny from the EA if non hazardous landfill is proposed here.

Summary

In summary, the assessment of Duxmore Quarry indicates this site does not perform well against the majority of the positive, exclusionary and discretionary objectives. With regards to the site's deliverability it is relatively small at 1.99ha and it is privately owned. In addition, its availability for landfilling is unknown as it is an existing and allocated minerals site and it is uncertain how much of the mineral is yet to be worked and when restoration is going to occur. The site's access is also required to be upgraded if this site is to be used for landfill. The site's main planning policy constraint is the fact that it is located within the AONB. Development here would be potentially contrary to PPS7 unless exceptional circumstances can be shown. The site is 5km from Sandown airport and therefore within its airfield safeguarding zone and national and local biodiversity designations are located within 300m of the site. Other constraints include the site being located within SPZ2 and SPZ3 and lying on a major Chalk aquifer of high vulnerability. Conversely the site has some advantages as there are no sensitive land uses within 250m and it is fairly well located to waste arisings. It is also close to the SRN with likely routing avoiding existing settlements.

4.3.3 LF8 Limerstone Down: SZ 442 839

Limerstone Down is an existing minerals site located in the south west of the Island, north east of the settlement of Brightstone and north west of Shorwell. The site is 200m southwest of the site at LF9 Cheverton Down. The site is 1.99 ha.

Positive Objectives

The site has no dwellings within 250m of the site. The site's access is considered to be acceptable by the LHA, however its proximity to the SRN is regarded as poor as this is located 2.7km south west. In addition, the site's likely haul route would pass through settlements and it is within 5km of less than 10,000 residents and therefore not well located to main waste arisings.

In terms of deliverability the site is relatively small for large scale landfilling operations as it is 1.99ha. The site is also thought to be privately owned and its availability for waste uses is unknown. It is currently a minerals site and is allocated for minerals development. The extent of the minerals reserve yet to be worked is unknown although it can be said with some degree of certainty that there are still deposits to be worked. The programme

for restoration of the site would need to be considered to determine whether the site would be available for landfilling during the plan period and therefore whether it would be a realistic option for allocation.

Exclusionary Objectives

The main constraint upon the site relates to landscape. The site is located within the AONB and therefore landfilling here would be contrary to PPS7 unless exceptional circumstances can be demonstrated. The site also has several SMs located within 500m of the site. The site is not located within an airfield safeguarding zone and the nearest site of international biodiversity importance is South Wight SAC approximately 2km away.

Discretionary Objectives

The main discretionary constraint surrounding the site is Limerstone Down and Fort Down SINCs adjacent to the southern site boundary. There are also on site constraints in relation to the water environment. The site lies within the total catchment SPZ3 for Bowcombe Water Supply Works (WSW) and on a major aquifer of chalk with intermediate groundwater vulnerability. The intermediate vulnerability is attributed to the fact that the site is mainly capped with clay and flint rich drift however this may have been removed to extract the chalk. The site is located close to a number of springs located on Chalk and the Mottistone Down SSSI and SAC is located 2.6km west down groundwater gradient of the site as is Compton Chine Steephill Cove SSSI 2.1km north west. These identified groundwater and ecological designations and zones are likely to be potential receptors to any landfill operations and this site could therefore receive a high level of scrutiny from the EA if non hazardous landfill is proposed here.

Summary

In summary, the assessment has shown that the Limerstone Down site does not perform well against positive, exclusionary and discretionary objectives. The site is remote from the SHN which is 2.7km and its likely haul route will pass through settlements. The site's deliverability is constrained as it is small at 1.99ha. It is privately owned. In addition, its availability for landfilling is unknown as it is an existing and allocated minerals site and it is uncertain how much of the mineral is yet to be worked and when restoration is going to occur. Further constraints on the site are the fact that it is within the AONB and the site being located within SPZ3 of a water supply works and on a major aquifer of intermediate vulnerability. These are likely to be potential receptors to any landfill operations. The site is also within 500m of several SMs. Conversely the assessment shows that there are some benefits of the site. There are no sensitive land uses within 250m; it is not within an airfield safeguarding zone and there are no sites of international biodiversity importance within approximately 2km.

4.3.4 LF9 Chalk Pit, Cheverton Down: SZ 451 843

Cheverton Down is an existing chalk extraction site located in the south west of the Island and north west of the settlement of Shorwell. The site is close to LF8 which is 200m south west. The site is 6.56 ha.

Positive Objectives

The site performs well in respect of protecting local amenity as it is located within a rural area with no dwellings identified within 250m of the site. The LHA considers the site access to be acceptable but improvements may be needed as a result of increased intensity of use. The site has poor proximity to the SRN which is over 3km from the site and the likely routeing would need to pass through settlements. In addition, the site is not well located for waste arisings as there are less than 10,000 residents within 5km. It is currently a minerals site and is allocated for minerals development. The extent of the minerals reserve yet to be worked is unknown although it can be said with some degree of certainty that there are still deposits to be worked. The programme for restoration of the site would need to be considered to determine whether the site would be available for landfilling during the plan period and therefore whether it would be a realistic option for allocation. In terms of deliverability the site is 6.56ha therefore it could accommodate landfilling operations. The site is privately owned and its availability for future waste uses is unknown.

Exclusionary Objectives

The site at Cheverton Down is located within the AONB and therefore as previously commented with regards to other sites, landfill operations at this site would be contrary to the guidance set out in PPS7 unless exceptional circumstances can be demonstrated. Other than landscape the site is relatively unconstrained in relation to meeting exclusionary objectives. The site is approximately 2km from the nearest SAC and SSSI and there are no SPAs and Ramsar sites within 5km. In addition, the site is not located within an airfield safeguarding zone. Similar to LF8 there are several SMs within 500m of the site.

Discretionary Objectives

The site's discretionary constraints relate to nature conservation and the site's suitability in terms of its geology and hydrogeology. The assessment has identified SINCs close to the site these are Brightstone Down forested area 600m to the east and north, and Limerstone Down and Fort Down adjacent to the south.

The geological and hydrogeological characteristics of the site indicate that the site lies on drift free Chalk which is a major aquifer and the site is designated high groundwater vulnerability. The lack of drift cover and the high vulnerability means infiltration to groundwater is likely to occur. Other potential receptors in addition to the aquifer within the area include chalk fed streams and springs such as the Shorwell Stream located 1.4 km south east. The site also lies within the total catchment Source Protection Zone (SPZ3) for the Bowcombe WSW source, located 2.8 km to the northeast. Similar to LF8, the Mottistone Down SSSI and SAC is located 2.6km west down groundwater gradient of the site as is Compton Chine Steephill Cove SSSI 2.1km north west. These are likely to be potential receptors to any landfill operations and this site could therefore receive a high level of scrutiny from the EA if non hazardous landfill is proposed here.

Summary

Overall, the Cheverton Down site does not perform particularly well against many of the positive, exclusionary and discretionary objectives. The site is over 3km from the SHN and its likely haul route will pass through settlements. In addition, the site has only 10,000 residents located within 5km and the LHA have commented that the site's access is likely to require upgrading. The site's deliverability over the plan period is uncertain due to its availability and private ownership. The site is an existing and allocated minerals site and it is uncertain how much of the mineral is yet to be worked and when restoration is going to occur. Moreover the site is constrained as it is within the AONB and is located within SPZ3 and on a major chalk aquifer of high vulnerability. These are likely to be potential receptors to any landfill operations. Other surrounding designations include several SMs within 500m and a number of SINCs within 600m. The assessment does show that the site has some potential benefits particularly for inert landfilling. There are no sensitive land uses within 250m and the site is potentially large enough to accommodate landfilling operations. Also it is not within an airfield safeguarding zone and there are no sites of national or international biodiversity importance within approximately 2km.

4.3.5 LF12 Standen Heath: SZ 531 882

This site is the same as IOW9 which is considered for built facilities with the exception that LF12 includes part of the SINC to the north of the site as exclusionary and discretionary constraints were not scoped out of the landfill shortlisting process. The site's opportunities and constraints are referred to in section 4.2.7. The site is 24.61ha.

In terms of its potential use as a landfill site, this site is the Island's main non hazardous landfill site with capacity until 2014/15 under the modelled worst case scenario and 2023/24 under the best case scenario. The void space remaining is discussed in section 2.2.2. The site is owned by the Council and land to the north west of the site currently leased has been identified as a possible extension area of the existing landfill site as it has no exclusionary or discretionary constraints within the site boundary. Plan 23206-B06a shows this unconstrained area. Other options would be to land raise the existing landfilling area above the agreed levels. LF12 does have a discretionary constraint within its boundary, as part of a SINC is located to the north of the site. The site boundary could be amended as shown with the boundary for IOW9 however further consideration regarding the potential effects upon this receptor would be needed. Consultation has been undertaken with the Council's archaeology department in relation to the potential archaeological asset on the site. The Motkin Boundary is a hedgerow which runs along the north to south axis of the Island which may be Neolithic or bronze age. It could potentially be a scheduled monument although this will not be confirmed until tests to establish its age and relative importance are concluded.

The site's geological and hydrogeological characteristics have been reviewed and this shows that the site could be potentially suitable for non hazardous waste deposits as it is on a minor aquifer of low vulnerability and the fact that it is outside any SPZs. The bedrock beneath the site is a minor aquifer of lower permeability with very little if any local groundwater abstraction from it. The south eastern section of the site is also capped by

relatively low permeability drift. The site's current use as a landfill is beneficial as this would have the benefit of an Environmental Permit and therefore should comply with the Landfill Directive in respect of possessing a geological barrier and artificial liner. Infrastructure for gas extraction and leachate control are also in place.

Summary

Overall, this site performs relatively well against positive, exclusionary and discretionary objectives. It has the advantage that it is the Island's main non hazardous landfill site and is allocated for landfill in the Unitary Development Plan. In addition, it has infrastructure for landfilling already in place and is owned by the Council. The site has good access and proximity to the SRN and waste arisings and it is a good size at 24ha. The assessment has identified that it is within an airfield safeguarding zone as it is 6.6km from Sandown airport and there is a SINC partly on the site to the north. In addition, there could be potential archaeological constraints with further expansion of the site. The site's geological and hydrogeological characteristics are considered to be suitable for non hazardous waste disposal.

4.3.6 LF13 Lynn Plantation Landfill: SZ 537 882

This site is the same as IOW15 which is considered for built facilities and its opportunities and constraints are referred to in section 4.2.9. In terms of its potential use as a landfill site, the site is an existing inert landfill site with good access. The size of the site, at 8.39ha is therefore considered to be able to accommodate further landfilling operations if capacity is available. The existing capacity of the site is unknown and therefore recommendations for expansion if required cannot be made at this time. The site's geological and hydro geological characteristics have been reviewed and this concludes that the site could be potentially suitable for non hazardous waste deposits as it is on a minor aquifer of high and low vulnerability and outside a SPZ. The bedrock beneath the eastern section of the site is a minor aquifer of lower permeability with little/unknown local groundwater abstraction from it. The western part of the site is capped by relatively low permeability drift. The review has indicated that there is a groundwater well near the north eastern boundary of the site and spring sources and surface water bodies in the surrounding area. These are likely to be potential receptors. In addition it should be noted that the site is an inert landfill and will not be currently engineered to the standard required to accept non-hazardous waste.

Summary

In summary, this site performs relatively well against positive, exclusionary and discretionary objectives. The site is an existing inert landfill site with good access and proximity to the SRN. It is over 5ha and is well located to waste arisings. The site's geological and hydrogeological characteristics indicate it is on a minor aquifer and outside a SPZ. The main constraint of the site is the fact that it is within the AONB and there is no UDP allocation for waste use on the site. In addition, the site is currently in private ownership and it is unknown what the remaining void space capacity is at the site. The site is also within an airfield safeguarding zone as Sandown airfield is 6km west, and international and national biodiversity designations are within 1km of the site.

4.4 Potential Effects of Waste Sites on European Designated Sites

4.4.1 Introduction

As discussed in section 3.5.1, Entec has undertaken a review of the shortlisted sites for built facilities and landfill in relation to their potential effects upon sites which are protected for their international importance to biodiversity. The following sections discuss the potential vulnerabilities of the international sites of biodiversity importance and potential effects of developing the shortlisted sites for waste development upon these designated sites.

4.4.2 Isle of Wight European Sites and their Vulnerabilities

There are a number of sites on or adjacent to the Isle of Wight which are protected for there international importance to biodiversity[11] which could, potentially, be affected by development of waste sites on the Island. These European Sites and their potential vulnerabilities have been identified through the Habitats Regulations Assessment Background Report carried out for Isle of Wight's Core Strategy (Entec 2007) and this document has been used as the basis for this assessment. Each of the vulnerabilities identified for these European Sites was examined to ascertain the likelihood that the allocation of a waste site could have a detrimental effect on them. The main vulnerabilities identified were direct effects associated with the loss of habitat should a site or access route be located on a European Site and indirect effects such as disturbance to interest features, e.g. birds or bats, and pollution (either air or land based pollution such as the leaching of nutrients). The identified vulnerabilities for each of the European Sites on or adjacent to the Island which could be associated with waste sites are shown in Table 4.1.

[11] As outlined in Office of the Deputy Prime Minister (2005) *Planning Policy Statement 9: Biodiversity and Geological Conservation* paragraph 6, as a matter of policy Listed Ramsar sites should receive the same protection as designated SPAs and SACs (as would potential SPAs and candidate SACs if any were present on the Island).

Table 4.1 Isle of Wight European Sites and Potential Vulnerabilities to Waste Sites

European Site	Potential vulnerabilities associated with waste sites
Solent & Isle of Wight Lagoons SAC	Habitat loss
	Reduced water quality due to disposal/landfill discharges and diffuse pollution occurring offsite
Briddlesford Copses SAC	Habitat loss
	Disturbance to bats
	Loss of woodland foraging areas (up to 3.5km from roosts) for Bechstein's bat
South Wight Maritime SAC	Habitat loss
	Reduced water quality due to disposal/landfill discharges and diffuse pollution occurring offsite
Isle of Wight Downs SAC	Habitat loss
	Increased air pollution
Solent Maritime SAC	Habitat loss
	Water abstraction associated with developments
	Reduced water quality due to disposal/landfill discharges and diffuse pollution occurring offsite
	Air pollution (although this is associated with where the SAC is crossed by the A27 on the mainland)
Solent & Southampton Water SPA	Habitat loss
	Water abstraction associated with developments
	Reduced water quality due to disposal/landfill discharges and diffuse pollution occurring offsite
	Air pollution (although this is associated with where the SAC is crossed by the A27 on the mainland)
	Disturbance of qualifying bird species (common tern, little tern, Mediterranean gull, roseate tern and sandwich tern) within and outside the SPA
	Impact on high water wader roosts
Solent & Southampton Water Ramsar site	Habitat loss
	Water abstraction associated with developments
	Reduced water quality due to disposal/landfill discharges and diffuse pollution occurring offsite
	Disturbance of birds within the site and habitats (e.g. arable areas) outside the site that support bird species
	Impact on high water wader roosts

A number of the vulnerabilities identified above can be screened out at this stage as either unlikely to occur or are of such a generic nature that they cannot be used to judge the suitability or otherwise of potential waste sites with regards to their effect on European Sites.

It is considered unlikely that there will be any direct habitat loss within the boundary of European Sites for any of the potential waste sites as European Sites were specifically excluded from the selection criteria for waste sites,

although it is noted that a number of sites, particularly those in the Medina Valley, are in close proximity or adjacent to European Sites. There is some potential that development ancillary to the potential waste sites could have negative impacts on the European Sites, for example if access routes over European Sites were required or if there was a need for waste unloading facilities on the Medina Estuary. These factors are outside the scope of this assessment however they should be borne in mind during the site selection procedure.

The potential impact of water abstraction on European Sites cannot readily be used as a means to differentiate between the potential waste sites as it is not known what requirement, if any, would be required to be abstracted from water courses. It has been assumed that the requirements will either be small or that water will be sourced from the mains.

The potential vulnerability associated with air pollution for the Solent Maritime SAC and Solent & Southampton Water SPA and Ramsar sites has also been discounted as means to differentiate between the potential waste sites as the air pollution vulnerability is associated with the proximity of the A27 to these sites on the mainland and it is felt unlikely that this will be a factor for waste sites on the Isle of Wight.

4.4.3 Potential Effects of Waste Management Sites

The following table look briefly at the individual waste sites and outline identified potential effects on European Sites which should be borne in mind during the selection, design and development of waste sites. As appropriate, full surveys and studies with regards to potential effects on European Sites should be carried out before planning approval is granted.

The identified threats to European Sites identified with regards to potential waste management facilities are identified in Table 4.2.

Table 4.2 Built Facilities

Site Ref	Site Name	Size (ha)	Proximity to European Sites	Potential effects on European Sites
IOW1	Parkhurst Forest Works	2.46	3km east and 4.5km west of Solent Maritime SAC 3km east and 4.5km west of Solent & Southampton Water SPA and Ramsar site	Some potential for water based pollution Unlikely to be any significant increase in disturbance to birds due to distance from European Sites and developed nature of the site

Table 4.2 (continued) Built Facilities

Site Ref	Site Name	Size (ha)	Proximity to European Sites	Potential effects on European Sites
IOW2	Nicholson Road, Oakfield	4.9	1.5km from Solent & Southampton Water SPA and Ramsar 4.5km from Briddlesford Copses	Some potential for water based pollution Unlikely to be any significant increase in disturbance to birds due to distance from European Sites, the fact that urban areas lie between the site and the European Sites and developed nature of the surrounding area Unlikely to be any significant increase in disturbance to bats due to distance from Briddlesford Copses SAC Unlikely to be any loss of foraging habitat for Bechstein's bat due to distance and lack of woodland habitat on site
IOW3	Stag Lane Depot	1.87	110m from Solent & Southampton Water SPA and Ramsar site 430m from of Solent Maritime SAC 4km from Briddlesford Copses SAC	Some potential for water based pollution - particular care should be taken given the proximity of European Sites Potential for an increase in disturbance to birds due to proximity to European Sites although the current industrial use of the site may mitigate for this Unlikely to be any significant increase in disturbance to bats due to distance from Briddlesford Copses SAC Unlikely to be any loss of foraging habitat for Bechstein's bat due to distance and lack of woodland habitat on site
IOW6	Whippingham Road, Whippingham	3.56	700m from Solent Maritime SAC 700m from Solent & Southampton Water SPA and Ramsar site 3.8km from Briddlesford Copses SAC	Some potential for water based pollution - particular care should be taken given the proximity of European Sites Potential for an increase in disturbance to birds due to proximity to European Sites although there are existing industrial uses adjacent to the site Unlikely to be any significant increase in disturbance to bats due to distance from Briddlesford Copses SAC Unlikely to be any loss of foraging habitat for Bechstein's bat due to distance and lack of woodland habitat on site
IOW7	Land adjacent to Cowes Power Station	12.35	Adjacent to Solent Maritime SAC Adjacent to Solent & Southampton Water SPA and Ramsar site 4.8km from Briddlesford Copses	Some potential for water based pollution - particular care should be taken given the proximity of European Sites Potential for an increase in disturbance to birds due to proximity to European Sites although Cowes Power Station is adjacent to the site Unlikely to be any significant increase in disturbance to bats due to distance from Briddlesford Copses SAC Unlikely to be any loss of foraging habitat for Bechstein's bat due to distance and lack of woodland habitat on site

Table 4.2 (continued) Built Facilities

Site Ref	Site Name	Size (ha)	Proximity to European Sites	Potential effects on European Sites
IOW8	Pan Lane, Pan	2.97	1.6km from Solent Maritime SAC 1.6km from Solent & Southampton Water SPA and Ramsar site 3.3km from Briddlesford Copses SAC	Some potential for water based pollution Unlikely to be any significant increase in disturbance to birds due to distance from European Sites, the fact that urban areas lie between the site and the European Sites and the developed nature of the surrounding area Unlikely to be any significant increase in disturbance to bats due to distance from Briddlesford Copses SAC Unlikely to be any loss of foraging habitat for Bechstein's bat due to lack of woodland habitat on site
IOW9	Standen Heath	23.61	1.2km from Briddlesford Copses SAC 3.1km from Solent Maritime SAC 3.1km from Solent & Southampton Water SPA & Ramsar site	Some potential for an increase in disturbance to bats due to the proximity to Briddlesford Copses SAC and woodland adjacent to the site which may be utilised by bats although the site is currently used as a landfill site Unlikely to be any loss of foraging habitat for Bechstein's bat due to lack of woodland habitat on site Some potential for water based pollution Unlikely to be any increased disturbance to birds due to distance from European Sites and the current use of the site as a landfill operation
IOW11	Sewage Works, Fairlee	6.77	Adjacent to Solent Maritime SAC Adjacent to Solent & Southampton Water SPA and Ramsar site 3.4km from Briddlesford Copses SAC	Some potential for water based pollution - particular care should be taken given the proximity of European Sites Potential for an increase in disturbance to birds due to proximity to European Sites although this may be mitigated by the current use of the site as a sewage treatment works Unlikely to be any significant increase in disturbance to bats due to distance from Briddlesford Copses SAC Unlikely to be any loss of foraging habitat for Bechstein's bat due to lack of woodland habitat on site
IOW14	Lynnbottom	18.53	700m from Briddlesford Copses SAC 3.6km from Solent Maritime SAC 3.6km from Solent & Southampton Water SPA and Ramsar site	Some potential for an increase in disturbance to bats due to the proximity to Briddlesford Copses SAC and woodland adjacent to the site which may be utilised by bats although the site is adjacent to an existing landfill site (IOW9) Unlikely to be any loss of foraging habitat for Bechstein's bat due to lack of woodland habitat on site Some potential for water based pollution Unlikely to be any increased disturbance to birds due to distance from European Sites and the current use of the adjacent site as a landfill operation

Table 4.2 (continued) Built Facilities

Site Ref	Site Name	Size (ha)	Proximity to European Sites	Potential effects on European Sites
IOW15	Lynn Plantation Landfill	8.39	600m from Briddlesford Copses SAC 3.8km from Solent Maritime SAC 3.8km from Solent & Southampton Water SPA and Ramsar site	Some potential for an increase in disturbance to bats due to the proximity to Briddlesford Copses SAC and woodland adjacent to the site which may be utilised by bats although the site is adjacent to an existing landfill site (IOW9) Unlikely to be any loss of foraging habitat for Bechstein's bat due to lack of woodland habitat on site Some potential for water based pollution Unlikely to be any increased disturbance to birds due to distance from European Sites and the current use of the adjacent site as a landfill operation
IOW16	North Fairlee Farm	1.28	300m from Solent Maritime SAC 300m from Solent & Southampton Water SPA and Ramsar sites	Some potential for water based pollution - particular care should be taken given the proximity of European Sites Potential for an increase in disturbance to birds due to proximity to European Sites although this may be mitigated by the current use of the site as a waste transfer station

Note: all distances are approximate

Possible effects of the sites identified as potential landfill sites are identified in Table 4.3

Table 4.3 Landfill Sites

Site Ref	Site Name	Size (ha)	Proximity to European Sites	Comments
LF3	West Standen Farm	2.21	2.5km from Solent Maritime SAC 2.5km from Solent & Southampton SPA and Ramsar site 3.4km from Briddlesford Copses SAC	Some potential for water based pollution Unlikely to be any significant increase in disturbance to birds due to distance from European Sites Unlikely to be any significant increase in disturbance to bats due to distance from Briddlesford Copses SAC Unlikely to be any loss of foraging habitat for Bechstein's bat due to lack of woodland habitat on site
LF5	Chalk Pit, East of Downend	1.99	1.4km from Briddlesford Copses SAC 4.5km from Solent & Southampton Water SPA and Ramsar site	Some potential for an increase in disturbance to bats due to the proximity to Briddlesford Copses SAC and woodland adjacent to the site which may be utilised by bats Unlikely to be any loss of foraging habitat for Bechstein's bat due to lack of woodland habitat on site Some potential for water based pollution Unlikely to be any significant increase in disturbance to birds due to distance from European Sites

Table 4.3 (continued) Landfill Sites

Site Ref	Site Name	Size (ha)	Proximity to European Sites	Comments
LF8	Limerstone Down	1.99	1.4km from Isle of Wight Downs SAC 2km from South Wight Maritime SAC	It is unlikely that there will be a significant increase on the effects of air pollution on the Isle of Wight Downs SAC as the main air pollutant associated with landfill is methane which must be controlled as part of the licensing procedure Some potential for water based pollution Unlikely to be any significant increase in disturbance to birds due to distance from European Sites
LF9	Chalk Pit, Cheverton Down	6.56	2km from Isle of Wight Downs SAC 2km from South Wight Maritime SAC	It is unlikely that there will be a significant increase on the effects of air pollution on the Isle of Wight Downs SAC as the main air pollutant associated with landfill is methane which must be controlled as part of the licensing procedure Some potential for water based pollution Unlikely to be any significant increase in disturbance to birds due to distance from European Sites
LF12	Standen Heath	23.61	1.2km from Briddlesford Copses SAC 3.1km from Solent Maritime SAC 3.1km from Solent & Southampton Water SPA and Ramsar site	Some potential for an increase in disturbance to bats due to the proximity to Briddlesford Copses SAC and woodland adjacent to the site which may be utilised by bats although the site is currently used as a landfill site Unlikely to be any loss of foraging habitat for Bechstein's bat due to lack of woodland habitat on site Some potential for water based pollution Unlikely to be any significant increase in disturbance to birds due to distance from European Sites
LF13	Lynn Plantation Landfill	8.39	600m from Briddlesford Copses SAC 3.8km from Solent Maritime SAC 3.8km from Solent & Southampton Water SPA and Ramsar site	Some potential for an increase in disturbance to bats due to the proximity to Briddlesford Copses SAC and woodland adjacent to the site which may be utilised by bats although the site is adjacent to an existing landfill site (LF13) Unlikely to be any loss of foraging habitat for Bechstein's bat due to lack of woodland habitat on site Some potential for water based pollution Unlikely to be any increased disturbance to birds due to distance from European Sites and the current use of the adjacent site as a landfill operation

Note: all distances are approximate

5. Conclusions and Recommendations

5.1 Summary of Assessment of Shortlisted Sites for Built Facilities

Overall, the assessment findings indicate that the sites selected for assessment as potential sites for built waste development have various opportunities and constraints. These are summarised in Table 5.1. It is considered that subject to detailed consideration including stakeholder consultation the 11 shortlisted sites would be suitable for potential built waste development and appear to exceed the maximum required land take identified in the results of the waste needs assessment undertaken between August 2008 and August 2009. It should be noted that, as a result of the site assessments being undertaken between August 2008 and November 2008, some of the information may now be out of date and may require updating which could alter the constraints and opportunities identified.

When comparing the sites, their performance against positive objectives indicates that the majority of the sites are compatible for waste development as they are existing employment or waste sites which have been previously developed. The only greenfield sites identified are those which are existing or historic landfill sites (IOW9, 14 and 15) or part greenfield (IOW3). The sites' performance against economic objectives shows that only IOW2 and IOW8 are located in deprived wards and may therefore most benefit from additional employment opportunities generated from waste development. With regards to traffic and transportation objectives, all the sites are considered by the LHA to have acceptable access and are in close proximity to the SRN. No access to rail or water opportunities have been identified at any of the sites and therefore these modes of sustainable transport are unlikely to be possible. In terms of proximity to waste arisings, the majority of the sites are well located with approximately 43,000 residents within 5km.

With regards to the sites' deliverability, IOW1, 8, 9 and 14 are entirely owned or part owned by the Council and therefore securing these sites for waste development may be possible. The other sites are in private ownership, with the exception of IOW6 which is owned by SEEDA, and therefore rely on landowners agreeing to make these sites available for waste development. All the sites are over 2ha with the exception of IOW3 and IOW16 and should therefore be able to accommodate waste development. However several sites (IOW1, 2, 9 and 16) are constrained as they are already developed and therefore the availability of land for additional development is uncertain. Sites IOW7, 9, 11, 14 and 15 are considered best placed for co location or linking with existing waste facilities due to their size being greater than 4ha. Sites IOW2, 6, 7, 8 are within 500m of large number of sensitive land uses whereas other sites are located close to only a few or none at all.

In terms of performance against exclusionary objectives, the majority of the sites are within 1km of international and national biodiversity designations. In particular, sites IOW7 and IOW11 are adjacent to these international sites of biodiversity importance. The HRA review of the sites indicates that all the sites have some potential for water based pollution. Specifically, sites IOW3, 6,7,11 and 16 have the potential to have an increase disturbance

to birds and IOW9, 14 and 15 have the potential to have an increase disturbance to bats due to their proximity to European sites. The assessment also shows that as a result of the revision of the GIS modelling exercise sites IOW9, 14 and 15 are constrained as they are within the AONB. In addition, IOW6 is adjacent to the AONB. In relation to proximity to national heritage designations, IOW6, 7, 8,9,14 and 15 are within 1km of these sites.

Overall, the sites' performance against discretionary objectives shows that the majority of sites are within 500m of local biodiversity designations such as SINCs and ancient woodland. All of the sites are located within flood zone 1 and none of them are within a SPZ. In addition, the majority of the sites are on minor aquifers of low vulnerability and only IOW2 is located within 1km of a Conservation Area.

Table 5.1 Comparison of Potential Sites for Built Facilities

Site ref	Site name	Size	Key opportunities	Key constraints
IOW1	Parkhurst Forest Works	2.46ha	• Existing waste management site; • Good access and proximity to the SRN; • Partly owned by the Council; • Good proximity to waste arisings.	• Availability of land at the site for additional development; • SINC adjacent to the site.
IOW2	Nicholson Road, Oakfield	4.9ha	• Allocated employment site; • Good access and proximity to the SRN; • Located in a deprived ward; • Size.	• Large number of sensitive land uses within 500; • Availability of land at the site for additional development; • Private ownership – availability unknown; • 600m from Conservation Area; • Ancient woodland and SINC within 1km.
IOW3	Stag Lane Depot	1.87ha	• Allocated employment site; • Good access and proximity to the SRN; • Good proximity to waste arisings.	• Within 500m of international and national and local biodiversity designations; • Within 1km of national heritage designations; • Part greenfield; • Private ownership – availability unknown.
IOW6	Whippingham Road, Whippingham	3.56ha	• Allocated employment site owned by SEEDA; • Good access and proximity to the SRN; • Good proximity to waste arisings; • Size.	• Large number of sensitive within 500m of sensitive land uses; • Within 1km of international and national and local biodiversity designations; • Grade I listed building 250m south west and historic park and garden adjacent; • Adjacent to the AONB.

Table 5.1 (continued) Comparison of Potential Sites for Built Facilities

Site ref	Site name	Size	Key opportunities	Key constraints
IOW7	Land adjacent to Cowes Power Station	12.35ha	• Allocated employment site; • Good access and proximity to the SRN; • Size; • Good proximity to waste arisings.	• Private ownership – availability unknown; • Large number of sensitive within 500m of sensitive land uses; • Adjacent to international and national biodiversity designations; • Within 1km of national heritage designations.
IOW8	Pan Lane, Pan	2.97ha	• Allocated employment site; • Good access and proximity to the SRN; • Located in a deprived ward; • Size; • Majority owned by the Council.	• Within 1km of national landscape, biodiversity and heritage designations; • Large number of sensitive land uses adjacent to the site; • Part greenfield.
IOW9	Standen Heath	23.61ha	• Existing waste management site; • Good access and proximity to the SRN; • Size; • Good proximity to waste arisings; • Owned by the Council; • Allocated for waste uses.	• Availability of land at the site for additional development; • Eastern section in AONB; • Within 1km of heritage designations; • Adjacent to local biodiversity designations; • Part greenfield – landfilling area.
IOW11	Sewage Works, Fairlee	6.77ha	• Existing waste water site; • Good access and proximity to the SRN; • Good proximity to waste arisings; • Size; • Allocated for waste uses.	• Availability of land at the site; • Adjacent to international and national biodiversity; • Private ownership.
IOW14	Lynnbottom	18.53ha	• Previous waste site; • Good access and proximity to the SRN; • Good proximity to waste arisings; • Size; • Owned by the Council.	• Within the AONB; • Within 1km of international and national biodiversity designations; • Local biodiversity designations within 350m; • Heritage designations within 800m; • Topography of the site and greenfield status.

Table 5.1 (continued) Comparison of Potential Sites for Built Facilities

Site ref	Site name	Size	Key opportunities	Key constraints
IOW15	Lynn Plantation Landfill	8.39ha	• Existing inert landfill site; • Good access and proximity to the SRN; • Good proximity to waste arisings; • Size.	• Within the AONB; • Private ownership – availability unknown; • Within 1km of international, national and local biodiversity designations; • Heritage designations within 750m; • No UDP allocation for waste use; • Greenfield status.
IOW16	North Fairlee Farm	1.28ha	• Existing waste transfer site; • Good access and proximity to the SRN; • Good proximity to waste arisings.	• Size; • Private ownership – availability unknown; • Within 300m of international, national and local biodiversity designations; • No UDP allocation for waste use; • Availability of land at the site for additional development.

5.2 Summary of Assessment of Shortlisted Sites for Landfill

The assessment of potential landfill sites has shown that two of the six sites assessed may be considered suitable for non hazardous landfill. These are LF12 and LF13 which are existing landfill sites, the former is the Island's main non hazardous landfill and the latter is an inert landfill site. Both sites have good access and proximity to the SRN and waste arisings and both are over 5ha in size. In addition, the sites are located on minor aquifers of low vulnerability. Both sites are within airfield safeguarding zones however they are over 6km from airfields. Potential disturbance to bats and potential water pollution has been identified by the HRA review due to their proximity to European biodiversity sites. These limitations would need to be considered further. LF12 is the only potential landfill site considered which has an area of the site outside the AONB and it is also owned by the Council. The site does have part of a SINC and a potential archaeological asset within its boundary and effects upon these receptors would require further consideration. Overall this site is considered to be the preferred site of the two considered suitable for additional capacity for non hazardous landfill.

The other four sites assessed, LF3, 5, 8, and 9 are constrained for non hazardous landfill by the fact that they are within the AONB and they are located on major aquifers of high and intermediate vulnerability. In addition, with the exception of LF3 the sites are located within SPAs. With the exception of LF9, all these sites are considered to be small for landfilling operations. These sites are currently minerals sites and allocated for minerals development. The extent of the minerals reserve yet to be worked at each site is unknown although it can be said

with some degree of certainty that there are still deposits to be worked. The programme for restoration of each site would need to be considered to determine whether the site would be available for landfilling during the plan period. The sites have other potential constraints. Both LF3 and LF5 are within 500m of national biodiversity designations and upgrades to the access for LF5 would be required. LF8 and LF9 have limitations as they are not well located with regards to accessing the SRN and are not close to main settlements. They are also within 500m of several SMs.

Given the potential constraints at LF3, 5, 8 and 9, in particular their location upon major aquifers, these sites may have the potential to be used for inert landfilling operations.

It should be noted that the landfill void requirements may change as a result of amendments to assumptions requiring the waste needs modelling to be revised. In addition, as a result of the site assessments being undertaken between August 2008 and November 2008, some information may now be out of date and required updating altering the opportunities and constraints identified.

Table 5.2 Comparison of Potential Sites For Landfill

Site ref	Site name	Size	Key opportunities	Key constraints*
LF3	West Standen Farm	2.1ha	• Fairly well located to waste arisings; • No flood risk or SPZ; • Only one sensitive land use within 250m; • Mineral void; • Access suitable if it uses St George's Down.	• Size; • Likely haul route through settlements; • Uncertainty in relation to deliverability due to availability and private ownership; • Within the AONB; • Within airfield safeguarding zone; • 500m from national biodiversity designation; • Lies on a major aquifer.
LF5	Duxmore Quarry	1.99ha	• Fairly well located to waste arisings; • No sensitive land use within 250m; • Good proximity to the SRN; • No flood risk; • Mineral void.	• Access requires upgrade; • Size; • Uncertainty in relation to deliverability due to availability and private ownership; • Within the AONB; • Within airfield safeguarding zone; • 300m from national and local biodiversity designation; • Lies on a major aquifer and within SPZ2/3.

Table 5.2 (continued) Comparison of Potential Sites For Landfill

Site ref	Site name	Size	Key opportunities	Key constraints*
LF8	Limerstone Down	1.99ha	• No sensitive land use within 250m; • No flood risk; • Mineral void; • Outside airfield safeguarding zone.	• Poor proximity to SRN and likely haul route through settlements; • Poor location to waste arisings; • Size; • Uncertainty in relation to deliverability due to availability and private ownership; • Within the AONB; • Lies on a major aquifer and within SPZ3; • Several SMs within 500m.
LF9	Chalk Pit, Cheverton Down	6.56ha	• No sensitive land use within 250m; • No flood risk; • Mineral void; • Outside airfield safeguarding zone.	• Access requires upgrade; • Poor proximity to SRN and likely haul route through settlements; • Poor location to waste arisings; • Uncertainty in relation to deliverability due to availability and private ownership; • Within the AONB; • Lies on a major aquifer and within SPZ3; • Several SMs within 500m.
LF12	Standen Heath	23.61ha	• Existing landfill site; • Good access and proximity to the SRN; • Size; • Good proximity to waste arisings; • Owned by the Council; • Allocated for landfill ; • Landfill infrastructure already in place.	• Availability of land at the site for additional landfill; • Potential archaeological constraints; • Eastern section in AONB (non landfilling area); • Within Airfield Safeguarding Zone; • SINC partly within the site boundary.
LF13	Lynn Plantation Landfill	8.39ha	• Existing inert landfill site; • Good access and proximity to the SRN; • Good proximity to waste arisings; • Size.	• Within the AONB; • Uncertainty in relation to deliverability due to availability and private ownership; • Within 1km of international, national and local biodiversity designations; • Heritage designations within 750m; • Within airfield safeguarding zone; • No UDP allocation for waste use.

*Groundwater constraints are in relation to the site being developed for non hazardous landfill. These would not necessarily constrain sites for inert landfilling.

5.3 Recommendations

The results of the waste needs assessment and site selection assessment contribute towards the evidence base for the Core Strategy and Minerals and Waste DPDs and can assist the Council in the process of allocating sites for waste development. Subject to detailed consideration and consultation, the sites identified in this report could be used to identify preferred sites for waste development. Paragraph 4.6 of PPS12 states that:

> *Core strategies may allocate strategic sites for development* and that *these should be those sites considered central to achievement of the strategy. Progress on the core strategy should not be held up by inclusion of non strategic sites.*

The policy statement further recommends that:

> *If it is necessary to allocate land which has not already been allocated in the core strategy, a DPD rather than SPD must be used.*

PPS10 also outlines how waste planning authorities should allocate sites. Paragraph 17 of the statement states:

> *Waste planning authorities should identify in development plan documents sites and areas suitable for new or enhanced waste management facilities for the waste management needs of their areas. Waste planning authorities should in particular:*
>
> - *Allocate sites to support the pattern of waste management facilities set out in the RSS in accordance with the broad locations identified in the RSS; and,*
> - *Allocate sites and areas suitable for new or enhanced waste management facilities to support the apportionment set out in the RSS.*

In accordance with PPS10 and PPS12, the Council, in identifying sites for waste management, must ensure they are realistic options which are likely to come forward during the plan period. Therefore planning suitability, ownership and available land for development at each site are important considerations and require further consideration.

Based on the findings of the detailed site assessments for built facilities and landfill the following recommendations should be considered to ensure the options for sites are deliverable and robust:

- It is recommended that in accordance with PPS7, sites outside the AONB should be given preference over those within the AONB. Sites IOW9, IOW14, IOW15 and IOW16 should therefore be considered only if sites outside the AONB are not realistic options or the amount of land take required for built facilities exceeds the sites available;
- South East Plan policy W17 states:

Small-scale waste management facilities for local needs should not be precluded from Areas of Outstanding Natural Beauty...where they would not compromise the objectives of the designation.

The supporting text of South East Plan policy W17 states

Waste management facilities should not be precluded from designated areas such as Green Belt, Areas of Outstanding Natural Beauty or National Parks, if the objectives of more environmentally sustainable forms of waste management are to be met. This is particularly important in the South East because of the proportion of land covered by such designations and the pattern of high-density development. It is essential that waste facilities proposed in such areas are assessed in the light of local circumstances and national/regional policy, and are subject to good design and landscape character appraisal.

It is therefore recommended any sites to be taken forward which are within the AONB are subject to a more detailed landscape and visual assessment.

- Four of the six landfill sites assessed are within airfield safeguarding zones. It is therefore recommended that the Council undertakes consultation with airport operators regarding the potential impacts of the proposed sites upon their airfields in relation to birdstrike;

- The majority of the sites assessed are in private ownership and some sites are already well developed. For landfill, some of the sites are mineral voids and therefore it is uncertain when they will be restored. It is therefore recommended that consultation is undertaken with landowners and site operators to discuss the potential for waste uses to come forward on potential sites during the plan period;

- It is recommended that site feasibility assessments are undertaken for each site which the Council wishes to take forward. This would include a comprehensive highways assessment; landscape and visual assessment; cultural heritage assessment; phase I ecology survey and HRA screening; phase I land quality assessment; air quality and bio aerosol risk assessments depending on the type of facility proposed; and a utilities assessment;

- Paragraph 18 of PPS10 refers to the need for LPAs:

  To identify the type or types of waste management facility that would be appropriately located on the allocated site or in the allocated area, taking care to avoid stifling innovation in line with the waste hierarchy.

  It is therefore recommended that an assessment of potential layouts on the sites proposed is undertaken to determine the ability of the sites to accommodate a range of waste management technology options;

- Specifically for landfill it is recommended that a feasibility study is undertaken as to the potential for extending the Standen Heath site (LF12). This should investigate both the possibility of overtipping the existing landfill and an extension of the site to the north, and the void that might be created by either option. It is further recommended that a feasibility study is undertaken to extending the Lynnbottom Plantation site (LF13) to assess both the remaining potential void for inert wastes, in addition to the possibility of engineering the site to accept non-hazardous wastes;

- Undertake relevant and appropriate consultation on potential site options with stakeholders and the public.

5.4 Quality Assurance

Planning Policy Statement 12 (PPS12) published in 2008 sets out how Local Planning Authorities should prepare core strategies and other Local Development Documents for Local Development Frameworks. The statement also outlines in addition to the legislative requirements of plan making, the criteria by which an inspector at the examination stage will judge whether a Core Strategy or other type of DPD is 'sound'.

The following definition of soundness is given in PPS12:

To be "sound" a core strategy or other DPD should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.

"Justified" means that the document must be:

- *Founded on a robust and credible evidence base;*
- *The most appropriate strategy when considered against the reasonable alternatives.*

"Effective" means that the document must be:

- *Deliverable;*
- *Flexible;*
- *Able to be monitored.*

Our assessment of waste needs and potential sites for waste development on the Island has ensured that the methodology we have employed is consistent with national policy. This is shown by our use of PPS10 locational criteria, the South East Plan waste policies and other relevant PPSs in developing the GIS modelling criteria and the detailed site assessment criteria. We have also considered the Sustainability Objectives of the Island's Core Strategy SA when we developed objectives for the detailed site assessment. With regards to any further amendments to the Core Strategy and any future Minerals and Waste DPD being 'justified', in carrying out this assessment of waste needs and site selection based on a robust methodology, we are helping to generate an emerging robust and credible evidence base and potential locational options to underpin policies in these development plan documents, subject to the recommendations above and detailed consultation with the public and stakeholders. In addition, we have considered a number of different options for waste treatment on the Island and different sites for potential development of these required facilities. Furthermore, in terms of ensuring the Core Strategy and Minerals and Waste DPD are effective, we have considered sites based on their deliverability and recommended that further consultation with stakeholders and landowners be undertaken. Overall, this assessment will help the Council in ensuring they meet the test of soundness for both their Core Strategy and the

emerging Minerals and Waste DPD by helping towards the development of a robust evidence base; demonstrating consistency with national policy by undertaking a needs assessment and site selection and assessment in accordance with PPS10; and recommending further investigation of deliverability and the potential phasing issues of sites to ensure these DPDs are effective.

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Appendix A
GIS Modelling

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GIS Criteria Mapped

Criteria/Constraints mapped	Justification	GIS layer used
Positive locational criteria		
Existing waste sites	PPS10: Paragraph 20 states that: *waste planning authorities should consider:* *- a broad range of locations including industrial sites, looking for opportunities to co-locate facilities together and with complementary activities.* Draft South East Plan Policy W17 states: *Waste Development Documents should in identifying locations for waste management facilities give priority to safeguarding and expanding suitable sites with an existing waste management use and good transport connections.*	EA Waste Management License Sites (Source: Environment Agency – Entec digitized) Waste water sites
Existing mineral sites	PPS10: Paragraph 20 states that: *waste planning authorities should consider:* *- a broad range of locations including industrial sites.* The Draft South East Plan Policy W17 specifically refers to the suitability of potential new sites being based on compatible land uses. The definition of compatible land uses includes active mineral working sites.	Existing Mineral sites
Derelict land	Draft South East Plan Policy W17 refers to the suitability of potential new sites being based on compatible land uses. The definition of compatible land uses includes contaminated or derelict land.	GIS data unavailable.
Industrial sites	PPS10: Paragraph 20 specifically refers to industrial sites to be considered as potential locations for waste management. Draft South East Plan Policy W17 refers to the suitability of potential new sites being based on compatible land uses. The definition of compatible land uses includes previous or existing industrial land use.	Employment sites
Redundant buildings	Draft South East Plan Policy W17 refers to the suitability of potential new sites being based on compatible land uses. The definition of compatible land uses includes redundant farm buildings and their curtilages.	GIS data unavailable.
Previous waste sites	PPS10: Paragraph 20 states that : *waste planning authorities should consider:* *- a broad range of locations including industrial sites, looking for opportunities to co-locate facilities together and with complementary activities.* Draft South East Plan Policy W17 refers to the suitability of potential new sites being based on compatible land uses which includes previous or existing industrial land use. This could therefore include previous waste sites.	Historic landfill sites

GIS Criteria Mapped (continued)

Criteria/Constraints mapped	Justification	GIS layer used
Positive locational criteria		
Council owned land suitable for waste use	PPS10 paragraph 18 states that waste planning authorities should *- avoid unrealistic assumptions in relation to site availability if ownership is constrained.* Planning Advisory Service publication *Local Development Options Generation and Appraisal* states that in filtering sites deliverability criteria could be used. This could consider landownership. Council owned land would therefore reduce ownership constraints of potential sites.	GIS data unavailable, subsequent consultation undertaken.
Exclusionary locational criteria		
Special Areas of Conservation (SAC) Special Protection Areas (SPA) Ramsar sites	These designations are areas where waste development would be considered unacceptable as these are protected sites for nature conservation of international importance. Planning Policy Statement 9 (PPS9) notes that these are the most important sites for biodiversity and are afforded statutory protection. Annex E of PPS10 sets out locational criteria which should be used to test the suitability of sites and areas. Nature conservation is one of the criteria and the policy states that the adverse effects on a site of international importance should be considered when identifying sites for waste development.	SAC SPA Ramsar
Sites of Special Scientific Interest (SSSI)	These designations are sites for nature conservation of national importance. PPS9 notes that these sites should be afforded a high level of protection when planning for new development.	SSSI
National Nature Reserves (NNR)	Nature conservation is one of the criteria set out in Annex E of PPS10. The PPS refers to the need to consider the adverse effects on a site of national importance should be considered when identifying sites for waste development. It is therefore considered necessary to exclude potential waste development from these sites.	NNR
Area of Outstanding Natural Beauty (AONB) (1st sieve)	This designation is of national importance for landscape and scenic beauty. Planning Policy Statement 7 (PPS7) states *that major developments should not take place in these designated areas, except in exceptional circumstances.* Any proposals should be demonstrated to be in the public interest and costs of putting the development elsewhere considered. Development should be excluded within the AONB where possible.	AONB
Scheduled Monuments (SM) Listed Buildings (Grade I and II*) Historic Parks and Gardens	Annex E criteria of PPS10 includes the consideration of adverse effects on sites or buildings with a nationally recognised designation. This includes Scheduled Ancient Monuments, Listed Buildings, Registered Historic Parks and Gardens. These designations are of national importance and are therefore considered to be sites/buildings unacceptable for waste development.	Scheduled Monuments Listed Buildings Historic Parks and Gardens Battlefields

GIS Criteria Mapped (continued)

Criteria/Constraints mapped	Justification	GIS layer used
Exclusionary locational criteria		
Adopted UDP allocations (excluding industrial and employment areas)	Sites and areas which have already been allocated for conflicting land use development (e.g. residential, retail, community or B1 office development) in the UDP will be unacceptable for waste development as this will be a departure from local planning policy. Allocations for B2/B8 industrial and employment/waste/mineral development should however be considered and we will consider any changes since UDP allocations were made. Annex E of PPS10 also refers to the need to take account of potential land use conflict in the vicinity of the site.	UDP Allocations
Discretionary locational criteria		
Area of Outstanding Natural Beauty (AONB) (2nd sieve if suitable sites are not found)	Although this designation is of national importance for landscape and scenic beauty, the designation covers 50% of the Island's land area. If it were to be an exclusionary constraint this would severely restrict the site search. Planning Policy Statement 7 (PPS7) states *that major developments should not take place in these designated areas, except in exceptional circumstances.* Any proposals should be demonstrated to be in the public interest and costs of putting the development elsewhere considered. In addition, the Draft South East Plan Policy W17 states that: *in exceptional circumstances small scale waste management facilities for local needs should not be precluded from Areas of Outstanding Natural Beauty… where they would not compromise the objectives of the designation.* Development should be avoided in this designation however should not be precluded in exceptional circumstances.	AONB
Heritage Coast	The Heritage Coast designation is to protect coastline of special scenic and environmental value from undesirable development. It is a designation of national importance and should be afforded protection; however it is a non statutory designation. Waste management development should therefore be avoided here except in exceptional circumstances. Visual intrusion is one of the criteria set out in Annex E of PPS10. The policy states *that when identifying sites consideration should be give to the need to protect landscapes of national importance, which include Heritage Coasts.*	Heritage coast

GIS Criteria Mapped (continued)

Criteria/Constraints mapped	Justification	GIS layer used
Discretionary locational criteria		
Local Nature Reserves (LNR)	Annex E of PPS10 covers nature conservation as a consideration in locating waste development.	LNR
Sites of Importance for Nature Conservation (SINC)	These sites are nature conservation sites and therefore a biodiversity resource and should be protected. These designations do not preclude development however it should avoided if possible.	SINCs
Regionally important geological sites (RIGS)		Regionally important geological sites
Aquifers	Annex E of PPS10 refers to the protection of water resources and that consideration should be given to proximity of vulnerable surface and groundwater. Development should therefore be avoided where these groundwater resources are present.	Major aquifers
Source Protection Zones (SPZ)		Source protection zones
Environment Agency (EA) Flood Zones	The suitability of locations in relation to flooding should also be a consideration. PPS25 advocates the use of the sequential test to identify sites for development which seeks to place development in flood zone 1 where possible. Development should therefore be avoided in flood zone 2 and 3, where possible. The policy has also defined waste management development of non hazardous waste (excluding landfill) to be classified as a less vulnerable land use for the sequential test process. Landfill and hazardous waste disposal facilities are considered to be more vulnerable, therefore these types of facilities would be excluded from flood zone 3.	EA Flood zones 2&3
Conservation Area (CA)	Development should be avoided in these areas if possible as these are locally important cultural heritage designations. Annex E to PPS10 refers to the need to consider adverse effects on Conservation Areas.	Conservation areas
Ancient Woodland	PPS9 states that: *Ancient woodland is a valuable biodiversity resource ..once lost it cannot be recreated.* *Therefore planning authorities should not grant planning permission for any development that would result in its loss or deterioration unless the need for, and benefits of, the development in that location outweigh the loss of the woodland habitat.* Development is therefore not precluded, however where possible loss of ancient woodland should be avoided.	Ancient woodland

GIS Modelling Results

Site ref	Site Name	Size (ha)	Source	Within the AONB	Reason for Exclusion	Council consultation comments	Shortlisted Site?
IOW1	Parkhurst Forest Works	2.46	EA Waste Management License Site (*Source: Environment Agency – Entec digitized*)	No	None	Agree	Yes
IOW2	Nicholson Road, Oakfield	4.9	Employment site (*Source: council*)	No	None	Agree	Yes
IOW3	Stag Lane Depot	1.87	Employment site (*Source: council*)	No	None	Agree	Yes
IOW4	Business Park, Monks Brook, Newport	12.37	Employment site (*Source: council*)	No	Council identified land use conflict	Discounted	No
IOW5	Business Park, Daish Way, Newport	1.73	Employment site (*Source: council*)	No	Council identified land use conflict	Discounted	No
IOW6	Whippingham Road, Whippingham	3.56	Employment site (*Source: council*)	No	None	Agree	Yes
IOW7	Land adjacent to Cowes Power Station	12.35	Employment site (*Source: council*)	No	None	Agree	Yes
IOW8	Pan Lane, Pan	2.97	Employment site (*Source: council*)	No	None	Agree	Yes
IOW9	Standen Heath	23.61	Proposed landfill site (*Source: council*)	Yes (eastern part of site)	None	Agree	Yes
IOW10	Land south of Arctic Road, Cowes	4.46	Historic landfill site (*Source: council*)	No	Council identified land use conflict	Discounted	No
IOW11	Sewage Works, Fairlee	6.77	Waste water site (*Source: council*)	No	None	Agree in principle, but subject to Southern Water concerns being dealt with	Yes
IOW12	Sewage Works, Sandown	4.73	Waste water site (*Source: council*)	No	Council identified land use conflict	Discounted	No
IOW13	Stag Lane Tip	4.9	EA Waste Management License Site (*Source: Environment Agency – Entec digitized*) / Historic landfill (*Source: council*)	No	Potential contamination issues	Discounted	No
IOW14	Lynnbottom	18.53	EA Waste Management License Site (*Source: Environment Agency – Entec digitized*)	Yes	None	Agree, could be considered	Yes

GIS modelling results (continued)

Site ref	Site Name	Size (ha)	Source	Within the AONB	Reason for Exclusion	Council consultation comments	Shortlisted Site?
IOW15	Lynn Plantation Landfill	8.39	Historic landfill site/ EA Permit list	Yes	None	Agree, could be considered	Yes
IOW16	North Fairlee Farm	1.28	EA Waste Management License Site (*Source: Environment Agency – Entec digitized*)	No	None	Provided that access was suitable this could be considered	Yes
IOW17	Industrial Estate, Norton Green	1.84	Employment site (*Source: council*)	No	Shape and location, proximity to small hamlet	Discounted	No
IOW18	Millways Housing, Colwell	1.39	Employment site (*Source: council*)	No	Now housing	Discounted	No
IOW19	Business Park, Bishops Way, Newport	1.67	Employment site (*Source: council*)	No	Shape and location	Discounted	No
IOW20	Somerton Industrial Park	3.33	Employment site (*Source: council*)	No	Adjacent to cemetery	Discounted	No
IOW21	Industrial Estate, Three Gates Road	4.42	Employment site (*Source: council*)	No	Adjacent to housing and school	Discounted	No
IOW22	Brading Road, Bullan Village	6.99	Employment site (*Source: council*)	No	Now partly housing and superstore	Discounted	No
IOW23	Land off Dodnor Lane, Newport	1.47	Historic landfill site (*Source: council*)	No	Shape	Discounted	No
IOW24	Pit east of Tapnell Cottages	1.49	Historic landfill site (*Source: council*)	No	Greenfield, shape, location	Discounted	No
IOW25	Land south of Forest Road, Forest Side	5.19	Historic landfill site (*Source: council*)	No	Greenfield	Discounted	No
IOW26	Lower Luton Farm, Northwood	1.5	Historic landfill site (*Source: council*)	No	Shape and location	Discounted	No
IOW27	Museum, Cowes Road, Northwood	5.84	Historic landfill site (*Source: council*)	No	Now a museum	Discounted	No
IOW28	Land north of Little Fairlee Farm, Fairlee	1.62	Historic landfill site (*Source: council*)	No	Shape	Discounted	No
IOW29	Alverstone Cross, Alverstone	2.46	Historic landfill site (*Source: council*)	No	Adjacent to housing and tree cover	Discounted	No
IOW30	Land west of Staplehurst Grange, Staplers Hill	1.83	Historic landfill site (*Source: council*)	No	Greenfield	Discounted	No

GIS modelling results (continued)

Site ref	Site Name	Size (ha)	Source	Within the AONB	Reason for Exclusion	Council consultation comments	Shortlisted Site?
IOW31	Wootton Station, Wootton Common	1.02	Historic landfill site (*Source: council*)	No	Shape	Discounted	No
IOW32	Park Lane, Nettlestone	9.74	Historic landfill site (*Source: council*)	No	Greenfield	Discounted	No
IOW33	Land west of Chessell Copse, Dodpits Lane	1.27	Historic landfill site (*Source: council*)	No	Greenfield	Discounted	No
IOW34	Copse Lane, Norton Green	2.35	Historic landfill site (*Source: council*)	No	Greenfield	Discounted	No
IOW35	Hillrise Avenue, Hinstead	1.9	Historic landfill site (*Source: council*)	No	Now housing	Discounted	No
IOW36	Country Park, Downend	2.04	Historic landfill site (*Source: council*)	Yes	Country park and tourist area	Discounted	No
IOW37	Afton Park	2.8	Historic landfill site (*Source: council*)	Yes	Greenfield and opposite housing	Discounted	No

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Appendix B
Consultation Responses

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Isle of Wight
area of outstanding
natural beauty

The Isle of Wight AONB Partnership is jointly supported by Natural England and the Isle of Wight Council

www.wightaonb.org.uk

Clare Heeley
Consultant
Entec UK Ltd
Pacific House
Imperial Way
Reading RG2 0TD
6th August 2008

Dear Clare

Re: Island Plan Consultation : GIS Criteria for Locational Options for Waste Management Development

Thank you for inviting us to comment as part of the above consultation.

This response is on behalf of the Isle of Wight Area of Outstanding Natural Beauty Partnership, whose role is to promote the conservation and enhancement of the Isle of Wight AONB in accordance with the Countryside and Rights of Way Act 2000 and the Isle of Wight AONB Management Plan 2004-2009. Please note that individual organisations represented on the Isle of Wight AONB Partnership may have additional or differing views to those expressed below

We would like to express our concern regarding the placement of AONB designation within the 'Discretionary' Criteria, which has generally been applied to non-statutory or local designations, as opposed to the 'Exclusionary Criteria' (as indicated in the original tender).

Whilst it may be considered expedient to transfer the designation in view of the extent of its coverage, in our opinion this does not sufficiently afford 'the highest status of protection' required through PPS7, to these nationally significant landscapes.

It is our recommendation that in the first instance the AONB should be included within the Exclusionary criteria. Failure, at this point, to establish sufficiently viable options, could then justify the 'exceptional circumstances' to evaluate potential sites within this nationally important landscape, as indicated in PPS7 and Draft South East Plan Policy W17.

(2)

Thank you once again for this opportunity to comment and we look forward to working with you as the Options for Waste Management Development process continues.

Yours sincerely

XXXXXX

Fiona Hanna

AONB Lead Officer

Entec

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Isle Of Wight Council
Seaclose Fairlee Road
Newport
Isle of Wight
PO30 2QS

Our ref: HA/2006/000096/BD-02/IC1-L01
Your ref:

Date: 08 August 2008

Dear Sir/Madam

Background Document - Assessment of Options for waste Sites and Other Alternatives to Landfill on the Island - Informal Consultation.

Thank you for your consultation regarding the, Assessment of Options for waste Sites and Other Alternatives to Landfill on the Island, received on 30 July 2008. In general we are pleased with the approach and content of the document and have the following more specific comments to make.

It will be necessary when deciding which sites to identify for waste management facilities, in the positive location criteria, to assess their suitability for development against:

- "the capacity of existing and potential transport infrastructure to support the sustainable movement of waste, and products arising from resource recovery, seeking when practicable and beneficial to use modes other than road transport." As detailed in Planning Policy Statement 10: Planning for Sustainable Waste Management.
- The characteristics detailed in Policy W17, Location of Waste Management Facilities in Section D6 of the South East Plan.

It will be necessary to include RAMSAR sites in the phase 2 exclusionary criteria as they will have the same site protection as Natura 2000 sites.

We hope these comments have been of benefit. Should you have any queries regarding this response please contact the Planning Liaison Officer below.

Yours faithfully

Miss Loretta Bean
Planning Liaison Technical Specialist

Direct dial 01962 764860
Direct e-mail loretta.bean@environment-agency.gov.uk

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Appendix C
Local Highway Authority Desk Based Review

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Initial desk-based site access assessment of potential sites for future waste management facilities

Site Ref.	Potential site for: Built Waste Facility	Comments
IOW1	Y	
IOW2	Y	
IOW3	Y	
IOW6	Y	
IOW7	Y	
IOW8	Y	Access is acceptable subject to improvements being made as a result of housing and employment allocations. The housing is due to start delivering 2009/2010 and this will include improve highways access.
IOW9	Y	
IOW10	?	
IOW11	Y	
IOW14	Y	
IOW15	Y	
IOW16	Y	

Site Ref.	Landfill	
LF1	N	
LF2	Y	
LF3	Y	Only if access is via Bardon Aggregates St Georges Down site.
LF4	Y	
LF5	Y	Access would need upgrading.
LF6	N	Width of lanes and visibility issues here.
LF7	Y	
LF8	Y	Some degree of uncertainty in relation to accommodating additional traffic.
LF9	Y	Some degree of uncertainty in relation to accommodating additional traffic.
LF10	N	
LF11	N	
LF12	Y	

Key

Y	Based on desk assessment site is ok to proceed, conditional on further site assessment work on access and other highway impacts (e.g. main routes, visibility, road traffic/junction management etc)
N	Based solely on a desk based assessment the site is not acceptable on access grounds
?	Not enough information is known about the site to make a desk-based judgement

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Appendix D
Geotechnical Suitability Appraisal

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Isle of Wight - Future Landfill Options

1. Introduction

In accordance with national legislation and policy, the Isle of Wight Council (the Council) is committed to the diversion of waste from landfill and the need for sustainable waste management. Entec understands from the Isle of Wight Council's Municipal Waste Plan 2008-2011 that the Council currently exceeds locally set targets for recycling and composting and has above average diversion from landfill. The Island has only one operational non-inert landfill site, at Standen Heath, which accepts a wide range of non hazardous wastes (including municipal and commercial waste). It is expected to be full by 2015 (dependent upon alternative facilities coming on line, between 2012 and 2021) and although there is further potential to divert some commercial and civic amenity waste from landfill to the gasification plant this is unlikely to have a significant effect on the life of the landfill. The Council has, therefore, already identified a need for additional landfill capacity (as a minimum between 0.5 and 1.5M m^3) after 2015 which is also set out in the South East Plan Policy W13 – Landfill Requirements. This must be effectively planned for within the context of the Minerals and Waste DPD up to 2026 and also the Municipal Waste Strategy (2011-2026). It will also be important within the context of procuring a new waste management contract beyond 2015.

The Council has commissioned Entec to undertake an options review for future landfill sites within the Island with regard to key environmental constraints. Initially 13 sites were identified by the Council, but a number of these potential sites have subsequently been excluded by them due to access and environmental constraints etc. However, there remain 6 shortlisted, of which 4 are on major aquifers and 3 of these lie within groundwater Source Protection Zones (SPZs). Entec has further reviewed these sites to assess their potential for use for non-hazardous waste landfill and in particular with regard to the Environment Agency's Groundwater Protection Policy.

2. Methodology

This review comprises a desk study of mainly published literature and maps of the topography, geology and hydrogeology of the Isle of Wight. Some internal Entec reports have also been used as sources of information and some internal papers supplied by the Council relating to the existing landfill were also viewed. None of the sites were visited as part of this review.

3. Environment Agency Groundwater Protection Policy

A major factor in the siting of landfills is the protection of surface water and groundwater. The geology, hydrology and hydrogeology of an area will be important in establishing the level of natural protection provided to surface water and ground waters and the requirements for engineering design, operation and monitoring.

Groundwater protection zones are used to identify areas where landfills should normally be excluded, and areas where they are less likely to pose a risk to groundwater. The location of new landfill sites is encouraged to be in areas where surface water and groundwater is least

vulnerable to pollution, that is, avoiding regionally important aquifers and surface water abstractions. The Environment Agency's published policy with respect to the landfilling of wastes states that:

(i) The Environment Agency will object to any proposed landfill site in groundwater Source Protection Zone 1.

(ii) For all other proposed landfill site locations, a risk assessment must be conducted based on the nature and quantity of the wastes and the natural setting and properties of the location.

(iii) Where this risk assessment demonstrates that active long-term site management is essential to prevent long-term groundwater pollution, the Agency will object to sites:

- below the water table in any strata where the groundwater provides an important contribution to river flow or other sensitive surface waters;
- on or in a Major/Principal Aquifer;
- within Source Protection Zones 2 or 3.

4. Option LF3 – West Standon Farm

4.1 Site Area Description and Geology

The site lies at ground elevations between 85 and 95 mAOD on a raised, relatively flat area on the eastern side of the River Medina valley. There are a number pits into superficial deposits in the area close to the site; three disused pits to the northwest, north and northeast of the site and a larger gravel pit approximately 500 m to the south.

The geology of the site consists of sand and gravel superficial deposits overlying Chalk. The Chalk along this central part of the island forms the northern limb of a monoclinal fold and strata dip steeply towards the north. On the BGS geology map for the area (BGS, 1976), the site straddles the boundary between the Middle and Lower Chalk (which are grouped together on the map) and the Upper Chalk. The southeastern corner of the site is located at the boundary between the Chalk and the Upper Greensand Formation.

4.2 Hydrogeology

The site is situated on a major aquifer, the Chalk, and in an area of high groundwater vulnerability. The site is outside any groundwater Source Protection Zones (SPZs) in the area. The published hydrogeological map for the Isle of Wight (IGS et al, 1979) does not have groundwater level data, however, it is estimated that the groundwater flow, locally influenced by the River Medina, is towards the west, northwest and north away from the relatively prominent Chalk areas and towards the River Medina. The hydrogeological map indicates that the Chalk is unconfined on part of the Isle of Wight, but is possibly partially confined by drift cover at the site.

Entec (2006) reports the main Chalk groundwater flowing horizons in the area around the Bowcombe Water Supply Works (WSW), 4 km west of the site, to be within a highly fissured zone between 15 m and 20 m below ground level.

The folding of the Chalk strata in the area is likely to have an influence on groundwater flow with the steeper beds providing preferential pathways down in to the aquifer.

The site lies within the Medina Water Resource Unit under the Catchment Abstraction Managements Strategy (CAMS) for the Isle of Wight. Groundwater abstraction for public water supply predominates in this resource unit. The site is 4 km east northeast and 3.5 km north northeast of Bowcombe and Chillerton WSW respectively, which are large groundwater pumping stations, licensed to abstract groundwater from the Lower and Upper Chalk and Upper Greensand aquifers for the purposes of public water supply. There are also a number of non-public water supply licensed abstractions in the unit for spray irrigation.

4.3 Likely Receptors

The high vulnerability in the area of the proposed site means that groundwater in the Chalk aquifer beneath the site is the main receptor for contaminants from the proposed site as the absence of drift cover means infiltration to the Chalk groundwater is likely to occur. The site is approximately 540 m east and up dip of a surface water receptor, the River Medina. There are a number of other water bodies and springs in the area, which may be potential receptors for contaminants from the site, depending on groundwater and surface water flow direction:

- A number of small water bodies within 500 m of the site at the golf course to the south and also two large ponds 1 km to the southwest of the site. These are all down slope of the site and are, therefore, potential surface water and groundwater receptors.
- A number of small spring fed streams close to the base of the Upper Greensand and the Chalk, which are possibly on a groundwater flow path, for example the stream located 400 m to the south east of the site.

The River Medina provides important freshwater flows to the Medina Estuary at Newport, 1 km northwest of the site, which is designated a SSSI and has wider importance as it is closely associated with the Solent estuarine system which incorporates internationally designated sites (Solent and Southampton Water Special Protection Area (SPA); the candidate Solent Maritime Special Area of Conservation (cSAC); Solent and Southampton Water Ramsar Site). To the west of the River Medina, the tributary Lukely Brook and surrounding Plaish Meadows are sites of interest to Nature Conservation (SINC), but the River Medina is likely to intercept groundwater flow to these sites.

5. Option LF5 – Duxmore Quarry

5.1 Site Area Description and Geology

The site lies on a north facing slope between the 80 and 115 mAOD topographic contours on the western part of the Island's central Chalk ridge or raised Chalk areas.

The BGS geology map shows that the proposed site lies directly on steep northerly inclined (up to 85°) Upper Chalk bedrock with no superficial deposits indicated. There are a number of disused pits in close proximity to the site (and possibly on the site).

5.2 Hydrogeology

The site occurs on a major aquifer, the Chalk, and in an area of high groundwater vulnerability. There is no information on the groundwater flow on published hydrogeological maps of the area but it is estimated that groundwater gradients roughly follow topographic gradients in the area with flow likely to be mainly in a northerly direction away from the Chalk ridge.

The folding in the area is likely to have an influence on groundwater flow with the steeper beds of the northern limb providing preferential pathways downwards into the aquifer.

A number of Upper Chalk springs occur along the north facing slope and down dip of the proposed site location; a tributary of Deadman's Brook rises from a spring 120 m to the north of the site and Chillingwood Brook rises at a Chalk spring 240 m NE of the site boundary and flows northwards.

5.3 Likely Receptors

The high vulnerability in the area of the proposed site means that groundwater in the Chalk aquifer beneath the site is the main potential receptor and pathway from the proposed site as the lack of drift cover means infiltration to groundwater is likely to occur readily. The Chalk springs down dip and to the north of the site are significant and possible receptors for any discharges from the proposed site and the disused pits immediately west of, and over, the site may act as pathways to groundwater for contaminants in surface water from the site.

The site straddles the boundary between the outer zone and total catchment SPZ for abstraction sources to the east, including the public water supply groundwater sources at Ashey WSW (4 km ENE, currently not in use) and Knighton, 1.8 km southeast of the site and both are, therefore, potential receptors. The Monkmortonmead Brook rises from a woodland spring approximately 20 m further east of the Ashey WSW and there are two Sites of Special Scientific Interest (SSSI) in the area, approximately 2.6km to the southeast and 3.1km to the east of the site and these may also be receptors, depending on groundwater flow in the area.

6. Option LF8 – Limerstone Down

6.1 Site Area Description and Geology

The Limerstone Down site lies on a north-easterly dip slope, with ground levels between 155 and 175 mAOD, within an area of the Chalk ridge, in the south western part of the Island.

The geology of the site consists of flint gravels, sand, clay and silt superficial deposits over Upper Chalk bedrock strata that dips (18-40°) to the north and northwest, forming part of the northern limb of an east-west trending monoclinal fold. The Upper Chalk dominates the Chalk outcrop in the area. It is relatively highly fissured with numerous layers of nodular flint, most notably, the thickly bedded nodular Chalk at the base of the Formation, which can form a preferential flow horizon, depending on its depth of burial.

6.2 Hydrogeology

The Chalk is a major aquifer, but it has been designated intermediate groundwater vulnerability in the area, mainly because it is capped with clay and flint rich drift. The Gault Clay Formation, at the base of the Chalk aquifer, acts as an aquiclude, which impedes groundwater flow and redirects it to surface springs at the base of the Chalk and Upper Greensand aquifer in the area.

This is particularly the case to the west of the site where springs discharge to streams. The published hydrogeology map of the area indicates that the Chalk is unconfined over part of the Isle of Wight, but is possibly partially confined by drift cover at the site. There is no groundwater flow data available on the published hydrogeology map, but it is estimated that the Chalk ridge is likely to represent a groundwater high with flow to the east, west or north likely with groundwater flow only as far as the Gault Clay Formation to the south.

Entec (2006b) reports on groundwater levels in the area round the Bowcombe WSW, located 3.8km to the northeast, as part of a study into the water resources. Groundwater levels in the area of Bowcombe are reported to be approximately between 25 and 31 mAOD and groundwater flow tends to follow the topography to the northeast.

6.3 Likely Receptors

The intermediate vulnerability in the area of the proposed site means that groundwater in the Chalk aquifer beneath the site is a potential receptor, but the clay and flint gravel drift cover may impede infiltration to the groundwater. There are a number of other potential receptors in the area depending on the groundwater flow regime which is estimated to follow the topography from the raised Chalk areas:

- There are a number of springs located on Chalk and Upper Greensand dip slopes that are potential receptors as they are located laterally and down dip (topography) of the site. Brighstone Buddlehole is a Chalk spring source, discharging into a large bowl-shaped depression at the base of the main east-west trending Chalk ridge, 1.8km west of the proposed site. The spring feeds a small stream, which flows south off the high Chalk areas and was used to supply the main dwellings in the village of Brighstone up to the 1980s. The Buddlehole Stream is designated a Site of Nature Conservation Importance (SNCI) and it discharges to the sea further south via the Marsh Chine area of the Compton Chine to Steephill Cove SSSI. The Shorwell Stream rises from spring discharges in the central Chalk before running south along a line approximately 1.6 km to the SE of the site.
- The proposed site lies within the total catchment SPZ for the Bowcombe WSW source, located 3.8 km to the northeast making it a potential receptor.
- There are two Sites of Special Scientific Interest (SSSI) in the area, which are potentially down groundwater gradient of the site, the Mottistone Down SSSI and Special Area of Conservation (SAC) located 2.6 km to the west and the Compton Chine Steephill Cove SSSI located 2.1 km to the northwest. Brighstone Down forested area, 0.6 km to the east and north, and Limerstone Down and Fort Down, to the south of the site are also designated SNCIs.

7. Option LF9 – Chalk Pit, Chevereton Down

7.1 Site Area Description and Geology

The Chevereton Down site is 200 m north east of LF5 (Limerstone Down) and lies on a relatively steep south-easterly dip slope of a valley, with ground levels between 100 and 140 mAOD. This site occurs within an area of prominent Chalk or the Chalk ridge manifested as a quite hilly, undulating area in the south western part of the Island. The OS map indicates that the proposed site is at the location of a Chalk pit.

The site overlies drift free Upper Chalk bedrock strata that dips (18-40°) to the north and northwest as part of the northern limb of an east-west trending monoclinal fold. The Upper Chalk dominates the Chalk outcrop in the area. It is relatively highly fissured with numerous layers of nodular flint, most notably, the thickly bedded nodular Chalk at the base of the Formation, which can form a preferential flow horizon, depending on its depth of burial.

7.2 Hydrogeology

The drift free Chalk is a major aquifer and the site is designated high groundwater vulnerability. The Gault Clay Formation, at the base of the aquifer, acts as an aquiclude, which impedes groundwater flow and redirects it to surface springs at the base of the Chalk and Upper Greensand aquifer in the area. This is particularly the case to the west of the site where springs discharge to streams. The published hydrogeology map of the area (IGS et al, 1979) indicates that the Chalk is unconfined on part of the Isle of Wight, but is possibly partially confined by drift cover in the area at the site. There is no groundwater data available on the hydrogeology map but the Chalk ridge is likely to represent a groundwater high with groundwater flow to the south only as far as the Gault Clay Formation aquiclude and flow to the east, west or north more likely. Groundwater levels in the area round the Bowcombe WSW, 2.9 km to the northeast are reported above for Limerstone and flow is estimated to be to the northeast in this area.

7.3 Likely Receptors

The high vulnerability in the area of the proposed site means that groundwater in the Chalk aquifer beneath the site is the main potential receptor for any contaminants from the proposed site as the lack of drift cover means infiltration to groundwater is likely to occur readily. There are a number of other potential receptors within the area, which may be on the groundwater flow path from the site. Similar to the Limerstone Down site, Chalk fed streams and springs such as the Shorwell Stream located 1.4 km to the southeast are down topographic dip from the site. The Brighstone Buddlehole is a Chalk spring source 2.8 km west of the site. The Buddlehole stream itself, as previously mentioned, is a designated SNCI.

The site lies within the total catchment Source Protection Zone (SPZ3) for the Bowcombe WSW source, located 2.8 km to the northeast. The Chillerton WSWs and adjacent Sheat Stream are approximately 3.6 km east of the site in the Chillerton village.

The Chalk pits within the site are likely to increase the potential pathway to groundwater as the weathered or putty Chalk at the top of the Chalk may have been disturbed or removed.

There are two Sites of SSSI in the area, the Mottistone Down SSSI and Special Area of Conservation (SAC) located 2.6 km to the west and the Compton Chine Steephill Cove SSSI located 2.1 km to the northwest. Brighstone Down forested area, 0.6 km to the east and north, and Limerstone Down and Fort Down, to the south of the site are also designated SNCIs.

8. Option LF12 – Standen Heath Landfill

8.1 Site Area Description and Geology

The Standen Heath/Lynbottom site is the largest of the short listed sites and the location of the current non-hazardous landfill operated by Biffa, as Island Waste Services, on behalf of the Council. It is situated in a relatively low lying area, at levels between 85 and 100 mAOD, to the

east of Newport. The site is bounded on the south and east side by B roads. The north western half of the site is marked as a landfill site on the OS map. Land to the north east of the site, Lynnbottom on the OS map, is the old Lynn Bottom Landfill, now in its non-operational phase.

The bedrock geology of the site from south to north consists of clay, silt and sand of the Osbourne and Headon Formation overlain by a strip of calcareous mud or marl of the Bembridge Marls through the middle of the site, this is in turn overlain by clay, silt and sand of the Hamstead Formation (all of Oligocene age). The strata dip at around 30° to the north. Overlying this, in the south eastern corner of the site, are superficial deposits of sand and gravel overlain by sand and silt and clay.

From a review of a limited number of papers (mainly dated 1992) supplied by the Council in relation to the use of this site as an extension to the original landfill operation at Lynnbottom, it was anticipated that lining materials could be won from the site. This is a reference to the underlying clays of the bedrock geology.

8.2 Hydrogeology

The majority of the site overlies a minor aquifer in the Oligocene clay silt and sand which has low vulnerability with the remainder of the site in the south eastern corner underlain by a minor aquifer of high vulnerability due to the sand and gravel drift cover present.

There are a number of springs, groundwater wells, drains and surface water ponds surrounding the site, suggesting that groundwater lies close to the surface, particularly during wet periods. This is consistent with the geology whereby relatively permeable Chalk, to the south of the site is overlain by less permeable Eocene and Oligocene clay rich deposits resulting in possible 'mounding' or build up of groundwater in the area. There are no groundwater levels and flow data available for the area making it difficult to estimate the groundwater flow regime. (It is likely that there are monitoring boreholes at the current landfill which would provide relevant information.) However, the same papers as referenced above indicate that little seepage of groundwater was encountered during drilling of exploratory holes.

The site is not within any SPZ.

8.3 Likely Receptors

The main potential receptors in the area are spring sources, groundwater wells and surface water bodies, particularly as groundwater is estimated to be close to the surface. There are four groundwater wells to the south, which mainly occur along the Long Lane Shute B road bounding the site and also 270 m to the west of the site (Ordnance Survey, 1998). If in use, these are likely to provide significant potential receptors, but presumably these were taken into account during preparation of the Hydrogeological Risk Assessment (HRA) as part of the original permit application for this site.

The drainage network provides potential surface water pathways for contaminants. The site is approximately 5 km and 3.8 km east of public water supply sources at Ashey WSW and Knighton. There are a number of forest plantations and ancient woodlands within the area. Combley Great Wood, 1km to the northeast, is down topographical gradient of the site and is also a potential receptor depending on groundwater flow direction.

9. Option LF13 – Lynn Plantation Landfill

9.1 Site Area Description and Geology

The Lynn Plantation proposed site is the location of a current permitted inert landfill operated by Westridge and east of the previously discussed site (Standen Heath/Lynbottom). The site is on land that slopes gently to the east, from 100 to 65 mAOD. It is bounded by the Briddlesford B road to the west, a bridleway to the south and by woodland and countryside to the north and east. The OS map also indicates that there is a house adjacent to the north eastern corner of the landfill site and an electricity cable is shown as running from the north west to the south east, over the site.

The site geology consists of clay, silt and sand bedrock of the Hampstead Heath Formation, bounded by a strip of calcareous mud of the Bembridge Marls, which is mainly outside the site boundary but partly underlies the southeastern corner of the site (IGS, 1976). The strata dip to the north (between 40 and 60°) forming the southern limb of a large east to west trending syncline. Drift cover in the form of plateau sand and gravels underlie the western part of the site with no drift indicated in the remaining eastern part.

9.2 Hydrogeology

The site is split into two groundwater vulnerability designations based on the drift cover. The western part of the site, where the sand and gravels occur, is designated a minor aquifer with high groundwater vulnerability while the remainder of the site, with no drift cover, is designated a minor aquifer of low vulnerability.

Like the previous site, there are a number of surface water ponds, streams and drains surrounding and within the site. The OS map indicates that there is a pond within the current boundary of the site which could either be spring fed or be a low lying area fed by surface water drainage probably from higher areas to the west.

The streams and ponds are commonly fed by springs which occur frequently in the surrounding area, for example a spring 390 m to the north feeds Deadmans Brook. There are also spring discharges 270 m to the south and 360 m to the east of the site. A groundwater well exists immediately outside the northeastern boundary of the site and a number of others occur to the southwest. In the absence of groundwater levels and flow data for the area, groundwater flow is estimated to approximately follow the topography and the geological dip of the bedrock and to be mainly in a northerly direction. If this is the case, then flow is likely to be impeded by the relatively low permeability rocks of the Eocene and Oligocene, the latter of which underlies the site, and results in a 'build up' of groundwater close to the surface in the area producing the numerous springs.

The site is outside any SPZs.

9.3 Likely Receptors

The main receptors in the area are the groundwater well near the north eastern boundary of the site, spring sources and surface water bodies, particularly as groundwater is estimated to be close to the surface. It is unknown whether the well immediately to the northeast of the site is currently in use, but if it is, then it is a potentially significant receptor close to the site. This would have been assessed in the HRA for the permit application for the inert landfill, but a

different emphasis may be placed on the location of this well if an application were made for the site to accept non-hazardous waste.

The drainage network provides potential surface water pathways for contaminants. The site is approximately 4.5 km and 3.3 km east of public water supply sources at Ashey WSW and Knighton.

The northern boundary of the site borders two woodland plantations. The Twenty Acre Plantation immediately to the north is at a similar topographic elevation to the site and the Combley Great Wood is down topographic gradient of the north eastern corner of the site.

10. Conclusions

The proposed sites at LF3, LF5, LF8 and LF9 all overlie the Chalk, a major aquifer, and, except for location LF8 (intermediate vulnerability), are designated of high groundwater vulnerability. These sites are within 5km of Chalk fed springs, rivers and a number of internationally designated conservation sites and water features. LF5, LF8 and LF9 lie within the catchment of SPZs for public water supply abstractions.

With regard to EA policy, all of the above sites are likely to receive a high level of scrutiny (for non hazardous landfill) as a consequence of their location on a major aquifer and/or within SPZs associated with public water supply abstractions.

Options LF12 and LF13 are considered likely to be the most suitable sites because of their minor aquifer location and lower vulnerability, and the fact that they are outside any SPZs. The bedrock beneath both sites is a minor aquifer of lower permeability with little/unknown local groundwater abstraction from it. The south eastern part of site LF12 and the western part of LF13 are also capped by relatively low permeability drift. Both sites are currently used as landfills which already have the benefit of Environmental Permits. However, the landfill on the site of LF13 is an inert landfill and will not be engineered to the standard required to accept non-hazardous waste. LF12, however, is a non-hazardous landfill and should comply with the Landfill Directive in terms of possessing a geological barrier and artificial liner. In addition, the site will have the existing infrastructure required for a non-hazardous landfill, including gas extraction and leachate control systems.

The OS map of the area indicates a number of groundwater wells present to the south and west of site LF12, all within 400 m, which provide potential receptors to groundwater in the area. The status of these wells is, however, currently unknown. An assessment of the potential for an extension to this site, be it vertical (overtipping) or lateral (over land to the north of this site) is beyond the scope of this current assessment.

A groundwater well lies adjacent to the north eastern boundary of LF13 and represents a potential receptor. As above with LF12, the current status of this well is unknown. An assessment of the potential for an extension to this site, vertical or lateral, is also beyond the scope of this report, as is the potential to engineer this site to accept non-hazardous wastes.

Many of the likely pathways and receptors are the same for both sites, but LF13 is in closer proximity to the ancient woodland features and surface water ponds in the area, one of which is indicated to fall within the site boundary.

If the study was extended to incorporate options for inert landfill, then the Environment Agency would be likely to take a more relaxed approach as long term management of the site should not

be required. In this case, sites LF5, LF8 and LF9 would probably be the least favourable as they lie within SPZs.

11. Recommendations

Consideration should be given to both landfill options, LF12 and LF13. Both sites have favourable geological and hydrogeological settings, with minor aquifer locations and both with landfill infrastructure in place. However, the proximity of LF13 to sites of importance for nature conservation, ancient woodland plantations could be a restriction to its further development and possible extension.

It is recommended that a feasibility study is undertaken as to the potential for extending the Standen Heath/Lynnbottom site (LF12). This should investigate both the possibility of overtipping the existing landfill and an extension of the site to the north, and the void that might be created by either option.

It is further recommended that a feasibility study is undertaken to extending the Lynnbottom Plantation site (LF13) to assess both the remaining potential void for inert wastes, in addition to the possibility of engineering the site to accept non-hazardous wastes.

At this stage it is not considered that intrusive site work would be required at either site but site visits should be made in addition to a review of existing documents and plans such as those used for the original PPC Permit applications, and those produced since. This study should also be supplemented by monitoring data from the existing sites. In addition the Environment Agency could be approached to take into account their initial views.

12. References

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Environment Agency, (2003) The Isle of Wight Catchment Abstraction Management Strategy, Consultation Document.

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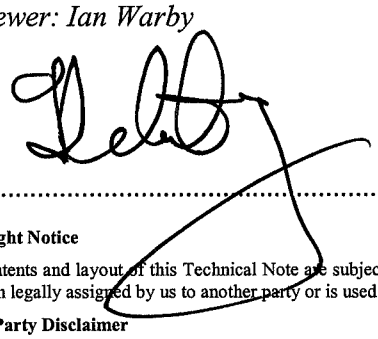
Institute of Geological Sciences and Southern Water Authority, M.A. Cradock-Hartopp et al. (1979). Institute of Geological Sciences and Hampshire Area Office, Directorate of Resource Planning, Southern Water Authority Hydrogeological Map of Hampshire and the Isle of Wight (DGR/480/251)

Institute of Geological Sciences. (1976) Geological Maps of England and Wales, Isle of Wight, Special Sheet, Drift Edition, Sheets 344 & 345 and parts of 330 & 331.

Ordnance Survey (1998). Isle of Wight, Outdoor Leisure 29, 1:25 000 scale, Crown Copyright.

Author: John Paul Moore

Reviewer: Ian Warby



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Creating the environment for business

Appendix E
Site Plans

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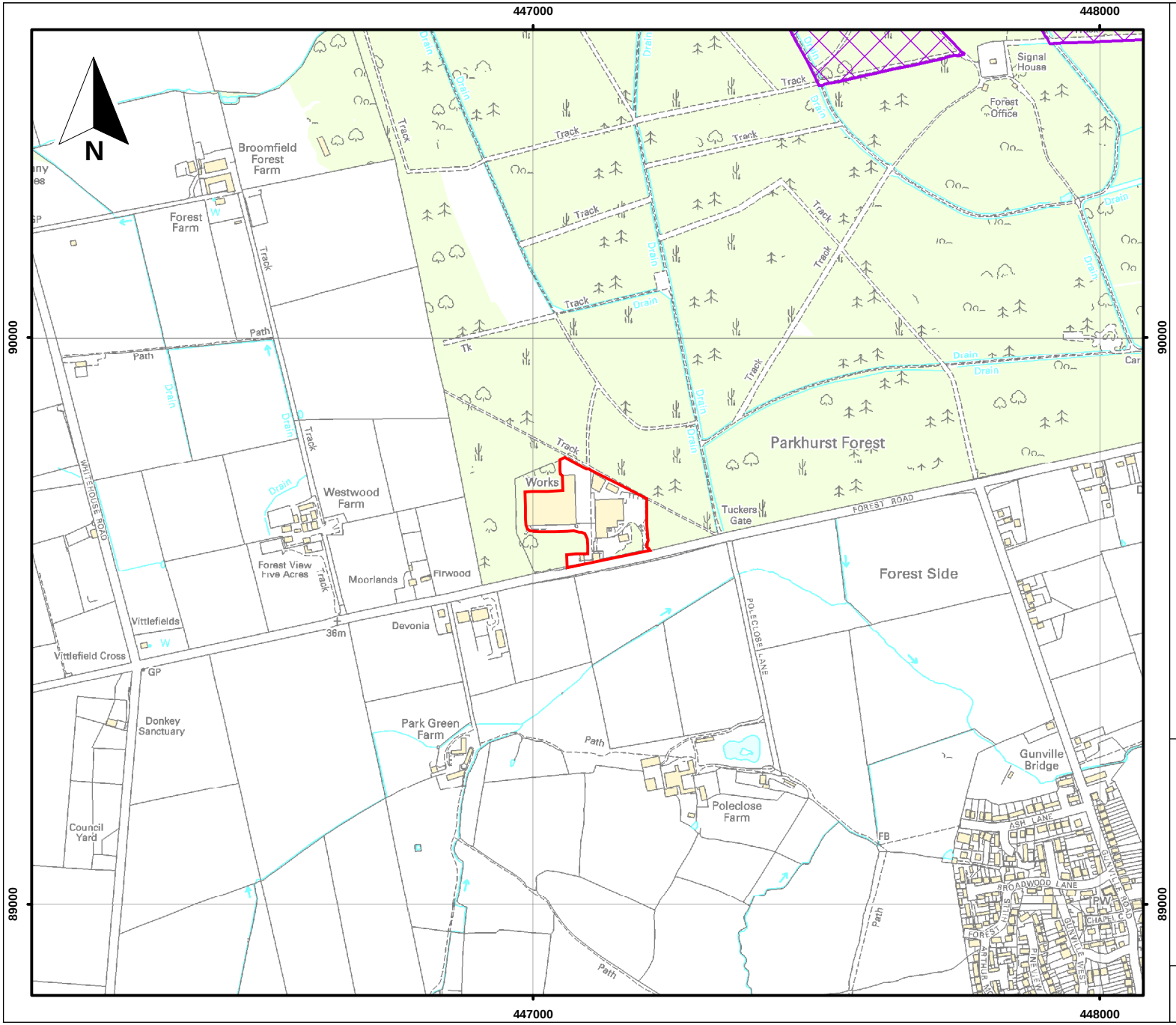
Creating the environment for business



Potential site boundary for built waste facility

Key planning policy constraints

- AONB
- SAC
- SPA
- Ramsar
- SSSI
- NNR
- Historic park or garden
- Scheduled monument
- Listed building
- Housing development site
- Proposed minerals site
- Airport

0 50 100 200 300 400 Meters

Scale: 1:10 000 @ A4

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23206 Isle of Wight Waste Site Search

Figure E1
IOW 1: Parkhurst Forest Works
Potential Site for Built Facility

August 2009
23206-S44 willn

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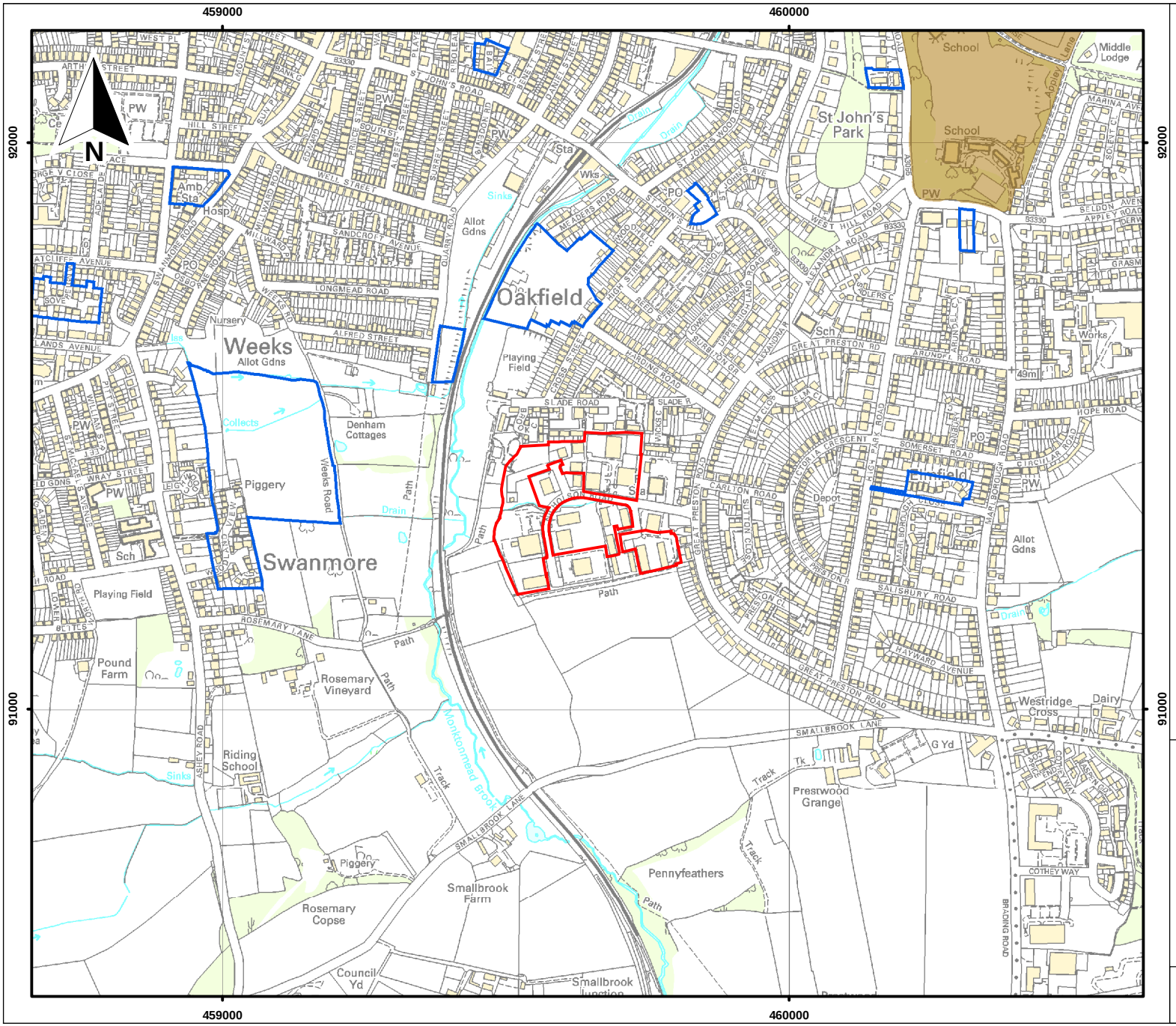

Potential site boundary for built waste facility

Key planning policy constraints

- AONB
- SAC
- SPA
- Ramsar
- SSSI
- NNR
- Historic park or garden
- Scheduled monument
- Listed building
- Housing development site
- Proposed minerals site
- Airport

0 50 100 200 300 400 Meters

Scale: 1:10 000 @ A4

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23206 Isle of Wight Waste Site Search

Figure E2
IOW 2: Nicholson Road, Oakfield
Potential Site for Built Facility

August 2009
23206-S45 willn

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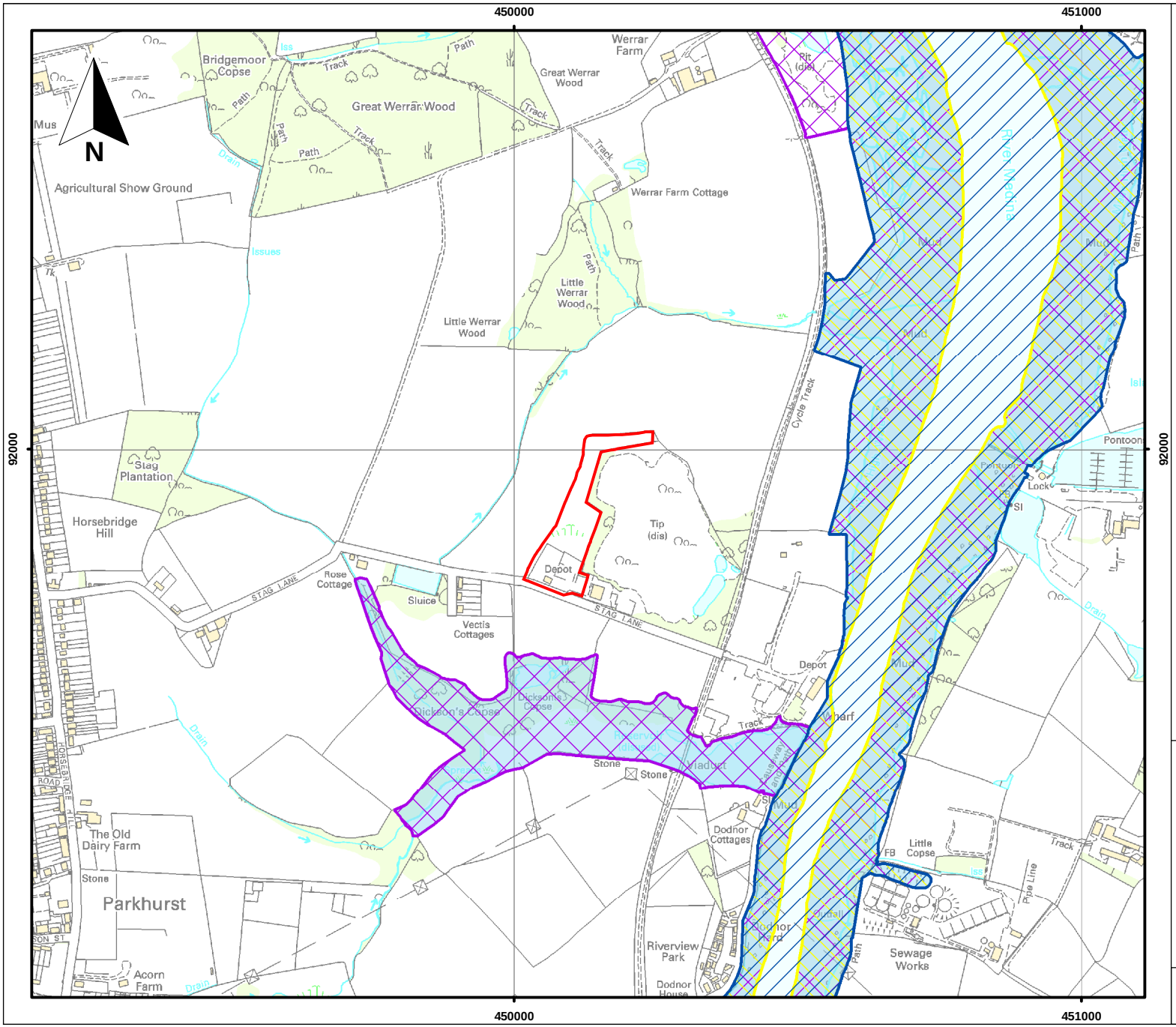

Potential site boundary for built waste facility

Key planning policy constraints

- AONB
- SAC
- SPA
- Ramsar
- SSSI
- NNR
- Historic park or garden
- Scheduled monument
- Listed building
- Housing development site
- Proposed minerals site
- Airport

0 50 100 200 300 400 Meters

Scale: 1:10 000 @ A4

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23206 Isle of Wight Waste Site Search

Figure E3
IOW 3: Stag Lane Depot
Potential Site for Built Facility

August 2009
23206-S46 willn

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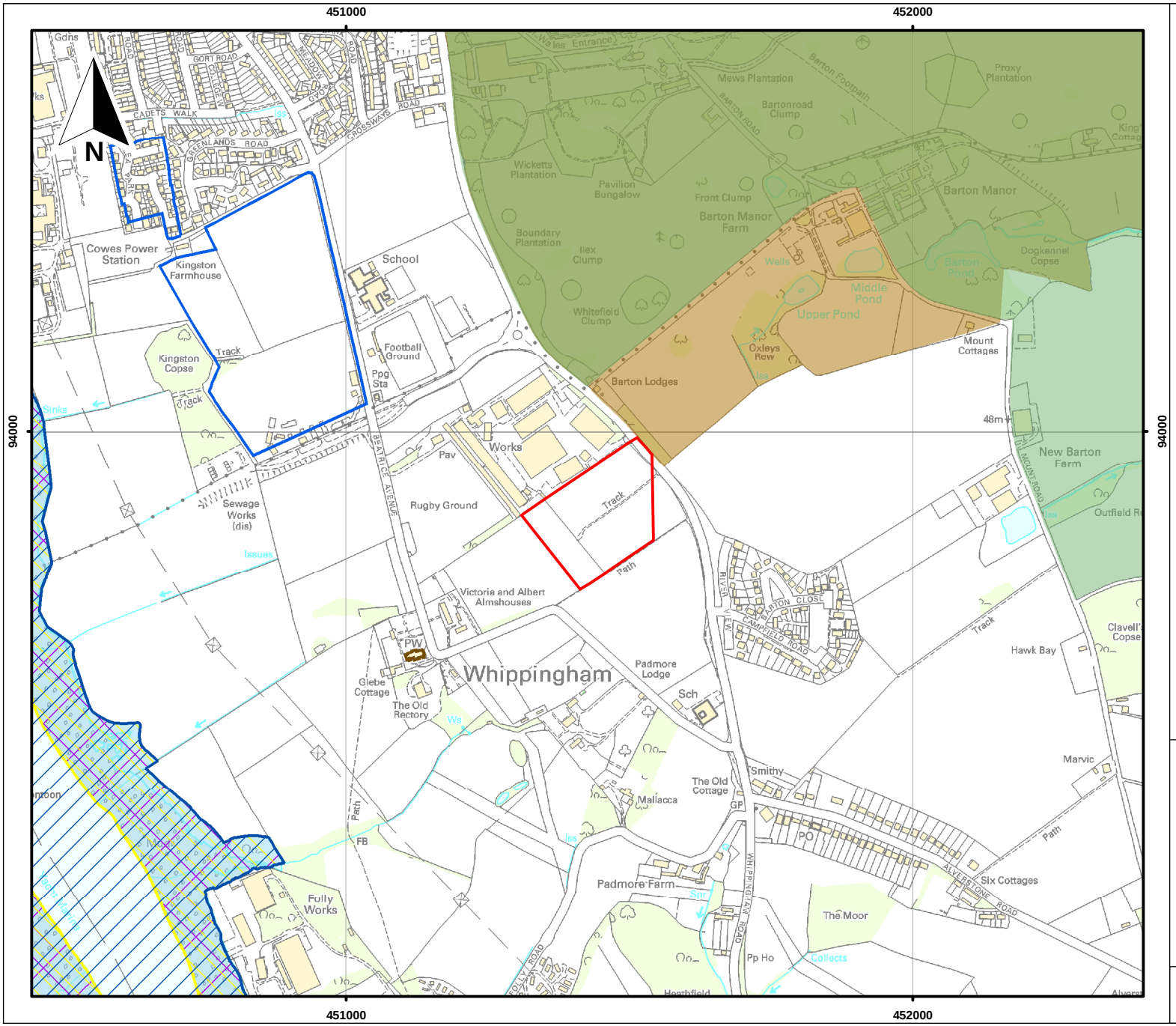

23206 Isle of Wight Waste Site Search

Figure E4
IOW 6: Whippingham Road, Whippingham
Potential Site for Built Facility

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23206-S47 willn

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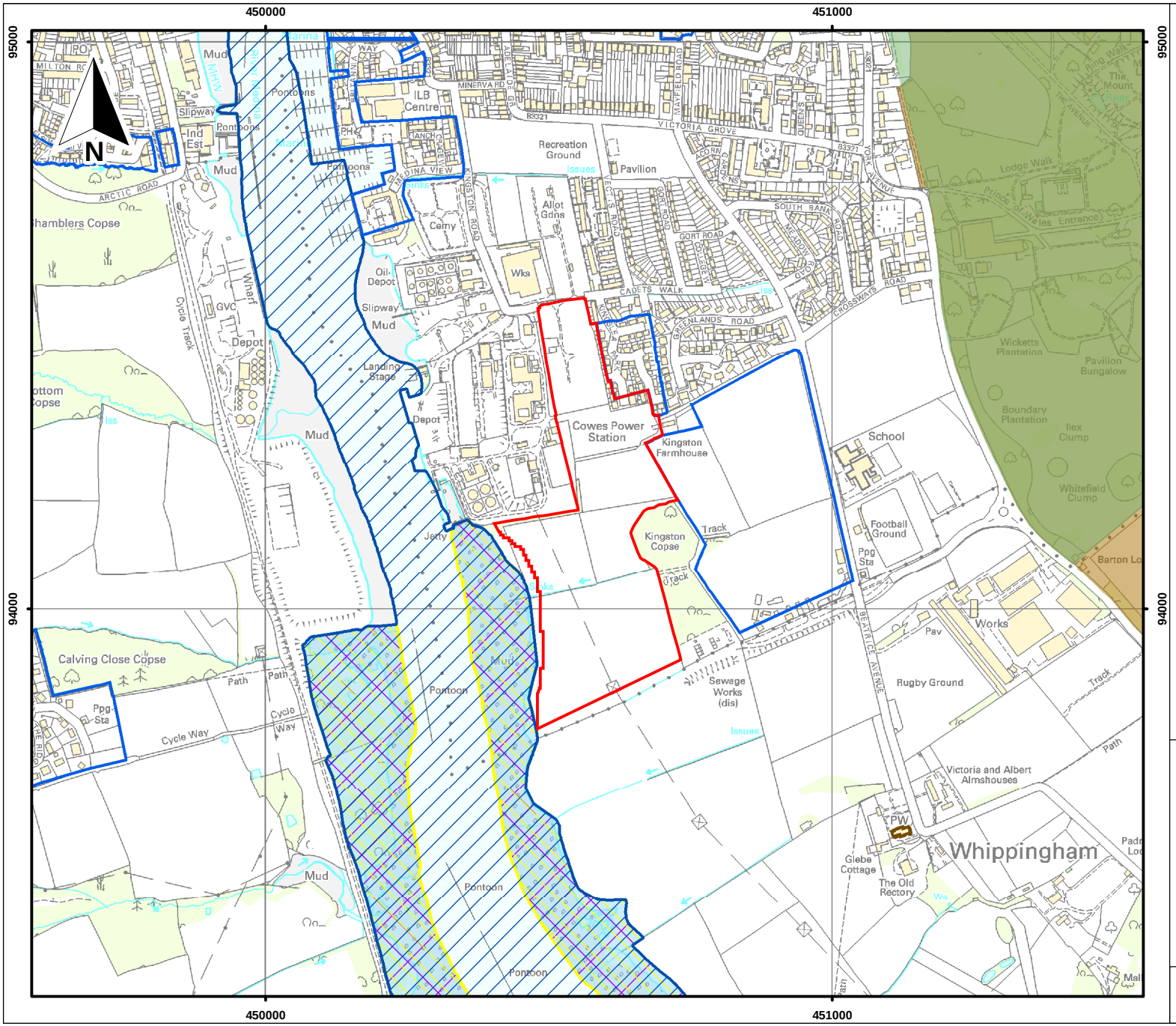

23206 Isle of Wight Waste Site Search

Figure E5
IOW 7: Land adjacent to Cowes Power Station
Potential Site for Built Facility

August 2009
23206-S48 willn

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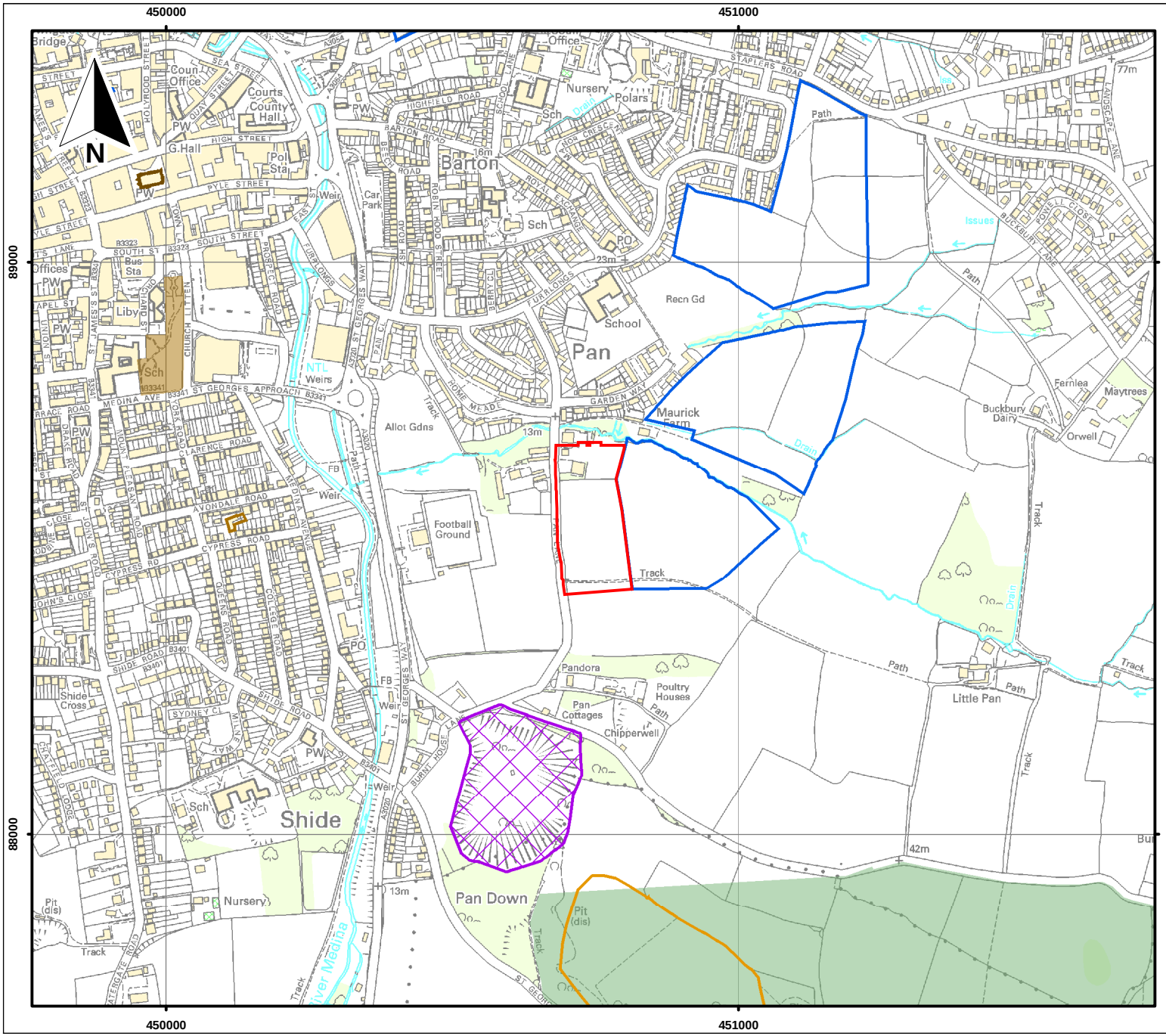

Potential site boundary for built waste facility

Key planning policy constraints

- AONB
- SAC
- SPA
- Ramsar
- SSSI
- NNR
- Historic park or garden
- Scheduled monument
- Listed building
- Housing development site
- Proposed minerals site
- Airport

0 50 100 200 300 400 Meters

Scale: 1:10 000 @ A4

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23206 Isle of Wight Waste Site Search

Figure E6
IOW 8: Pan Lane, Pan
Potential Site for Built Facility

August 2009
23206-S49 willn

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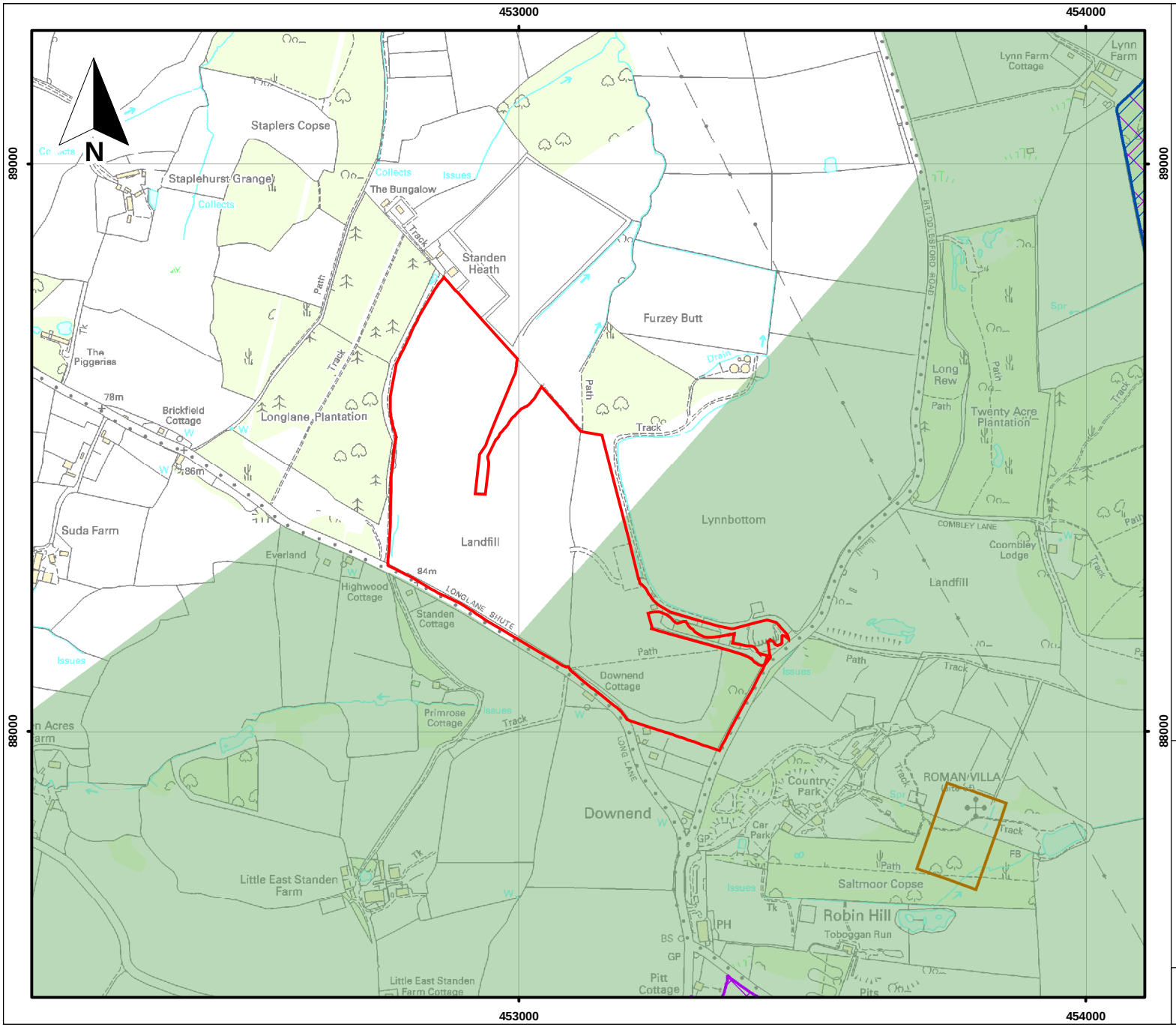

Potential site boundary for built waste facility

Key planning policy constraints

- AONB
- SAC
- SPA
- Ramsar
- SSSI
- NNR
- Historic park or garden
- Scheduled monument
- Listed building
- Housing development site
- Proposed minerals site
- Airport

0 50 100 200 300 400 Meters

Scale: 1:10 000 @ A4

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23206 Isle of Wight Waste Site Search

Figure E7
IOW 9: Standen Heath
Potential Site for Built Facility

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23206-S50 willn

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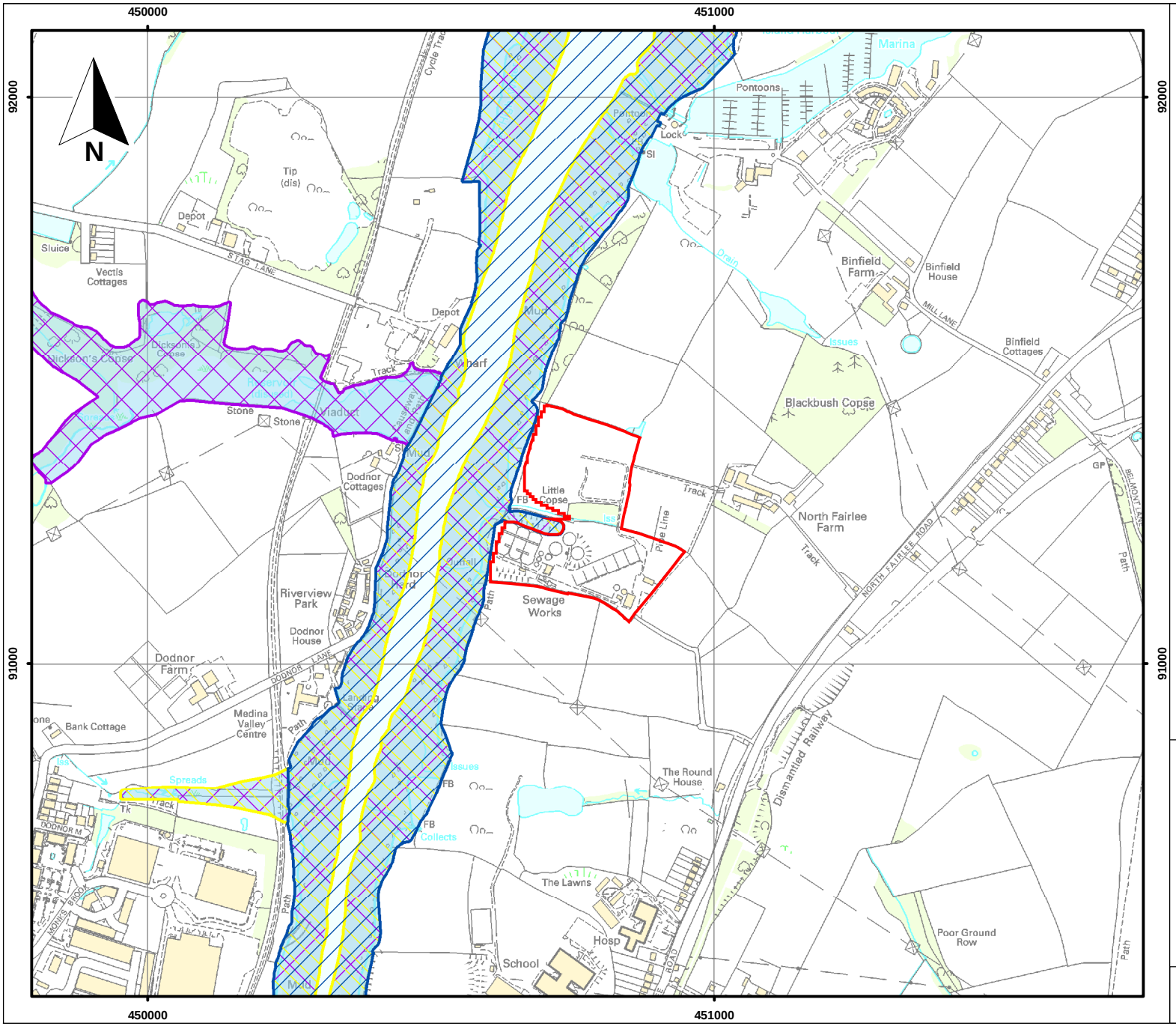

23206 Isle of Wight Waste Site Search

Figure E8
IOW 11: Sewage Works, Fairlee
Potential Site for Built Facility

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23206-S51 willn

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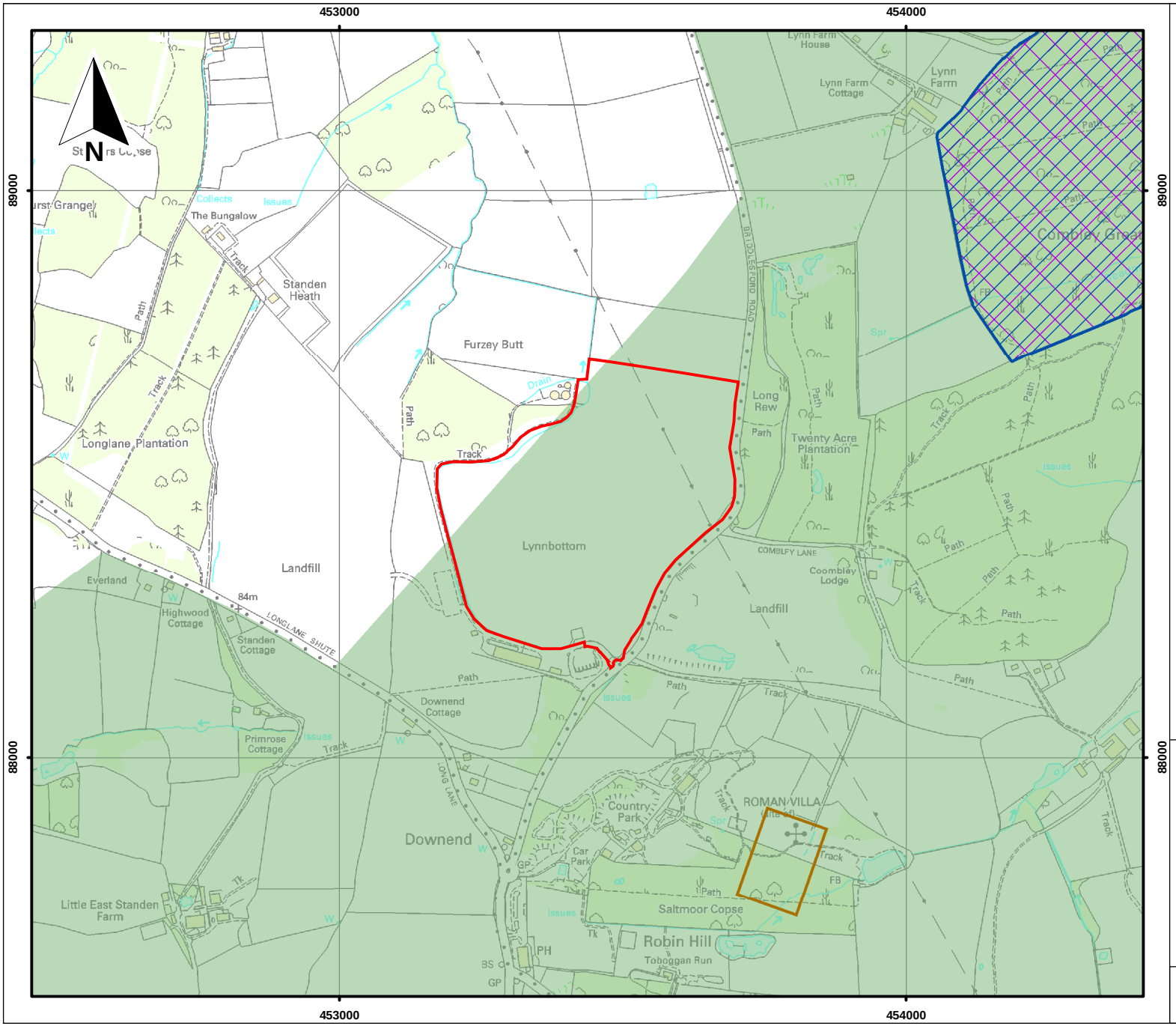

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23206 Isle of Wight Waste Site Search

Figure E9
IOW 14: Lynnbottom
Potential Site for Built Facility

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23206-S52 willn

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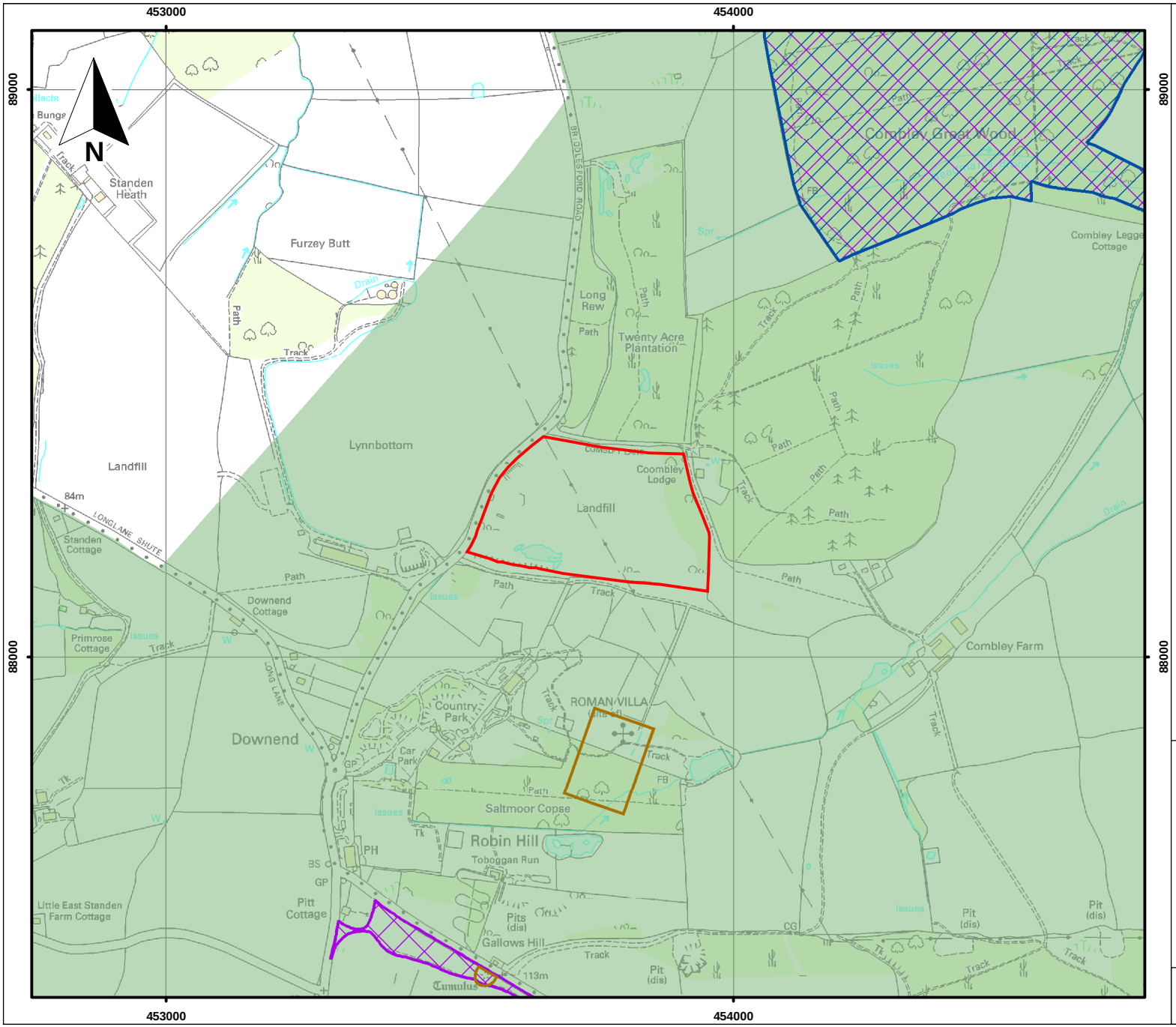

23206 Isle of Wight Waste Site Search

Figure E10
IOW 15: Lynn Plantation Landfill
Potential Site for Built Facility

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23206-S53 willn

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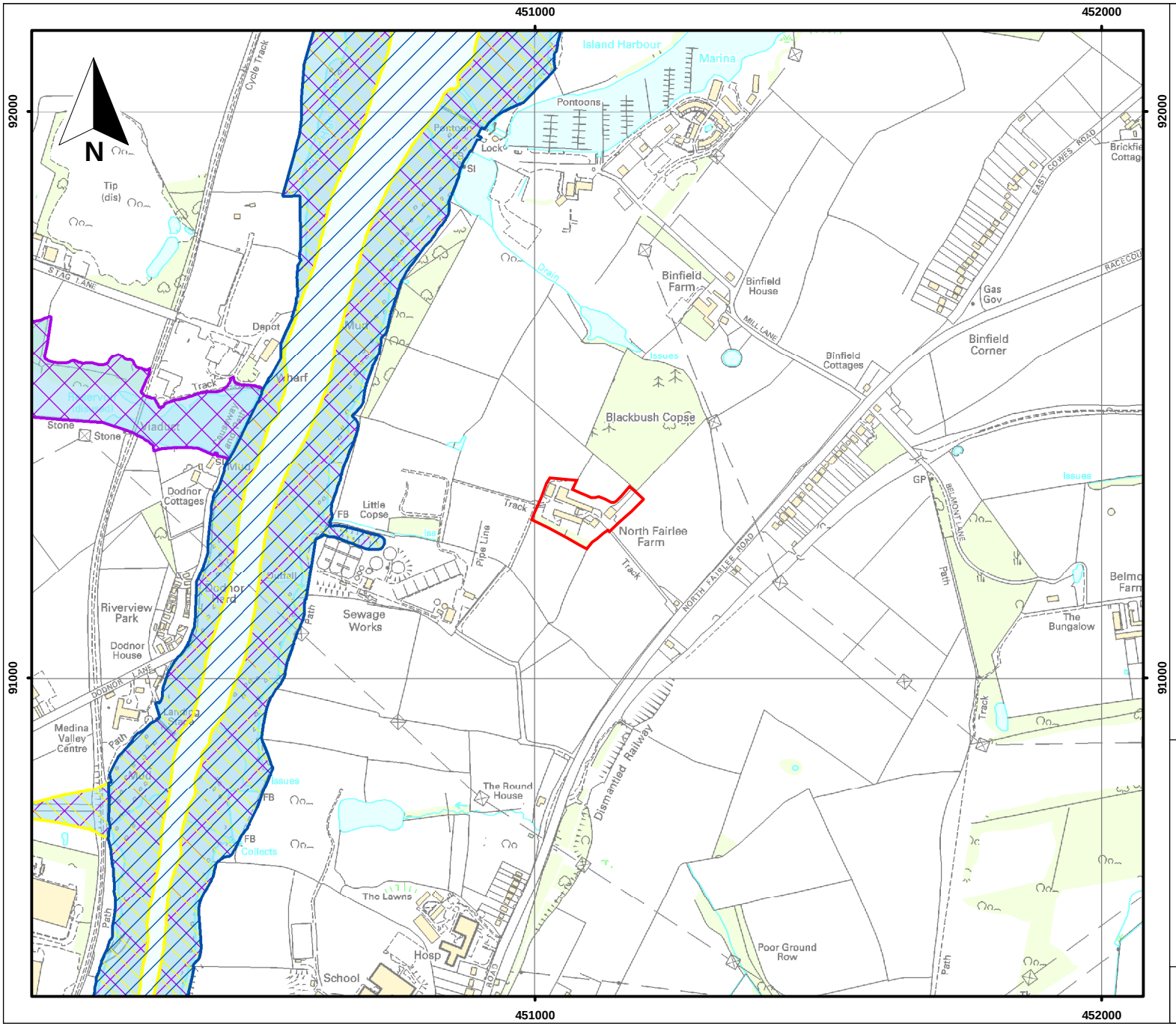

Potential site boundary for built waste facility

Key planning policy constraints

- AONB
- SAC
- SPA
- Ramsar
- SSSI
- NNR
- Historic park or garden
- Scheduled monument
- Listed building
- Housing development site
- Proposed minerals site
- Airport

Meters
0 50 100 200 300 400

Scale: 1:10 000 @ A4

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23206 Isle of Wight Waste Site Search

Figure E11
IOW 16: North Fairlee Farm
Potential Site for Built Facility

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23206-S54 willn

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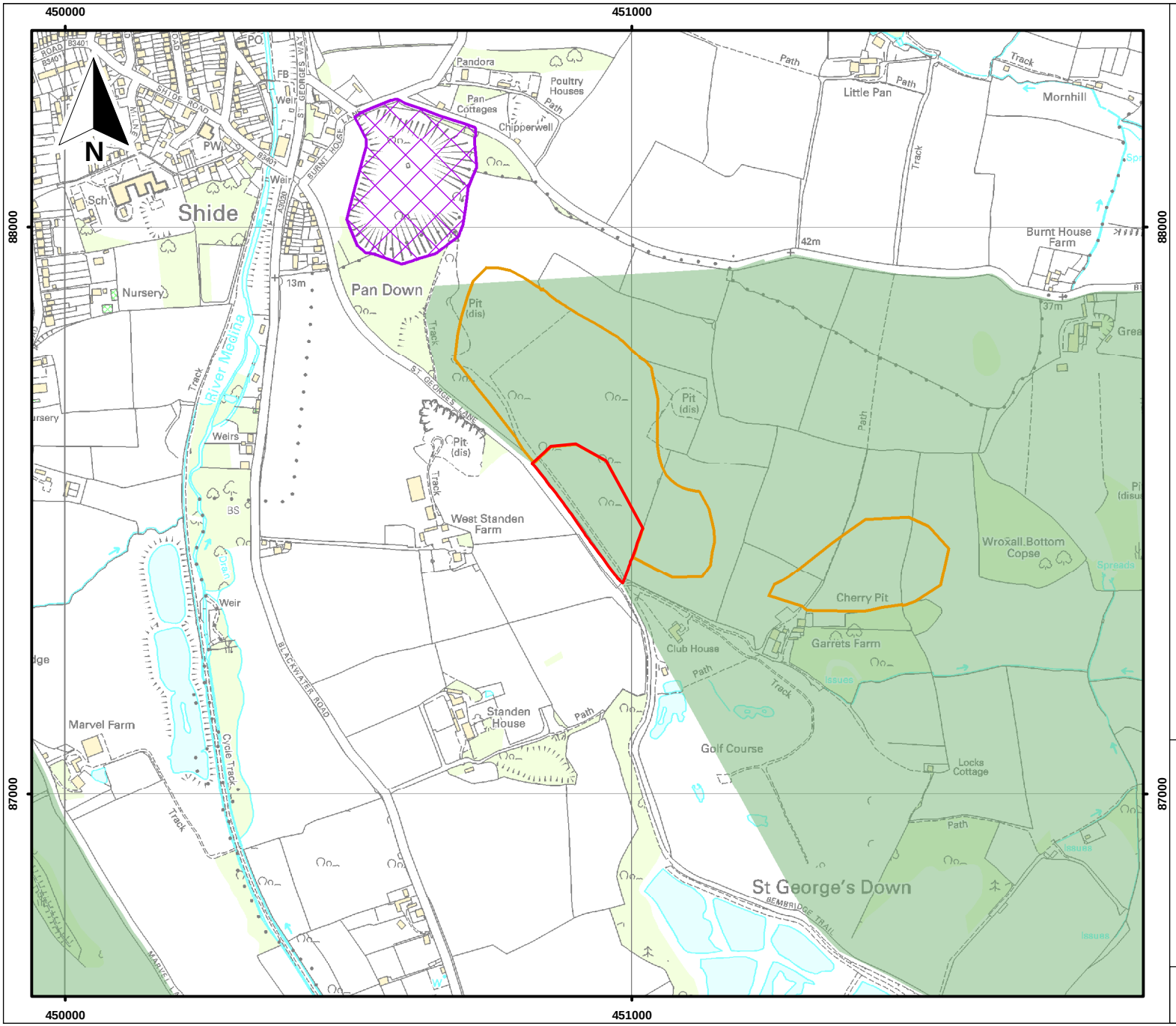

Potential site boundary for landfill

Key planning policy constraints

- AONB
- SAC
- SPA
- Ramsar
- SSSI
- NNR
- Historic park or garden
- Scheduled monument
- Listed building
- Housing development site
- Proposed minerals site
- Airport

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23206 Isle of Wight Waste Site Search

Figure E12
LF 3: West Standen Farm
Potential Site for Landfill

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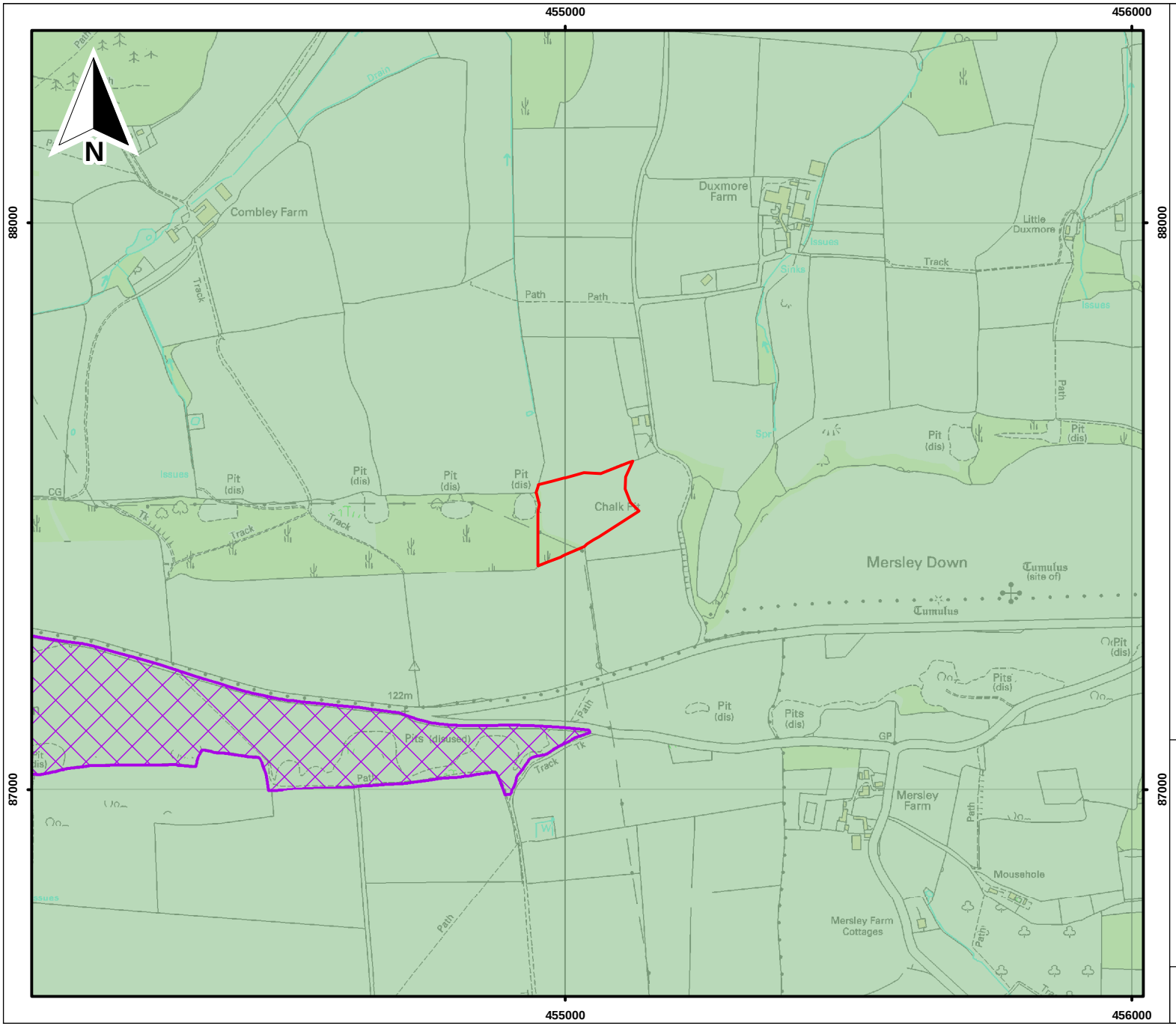

Potential site boundary for landfill

Key planning policy constraints

- AONB
- SAC
- SPA
- Ramsar
- SSSI
- NNR
- Historic park or garden
- Scheduled monument
- Listed building
- Housing development site
- Proposed minerals site
- Airport

Meters
0 50 100 200 300 400

Scale: 1:10 000 @ A4

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23206 Isle of Wight Waste Site Search

Figure E13
LF 5: Duxmore Quarry
Potential Site for Landfill

August 2009
23206-S56 willn

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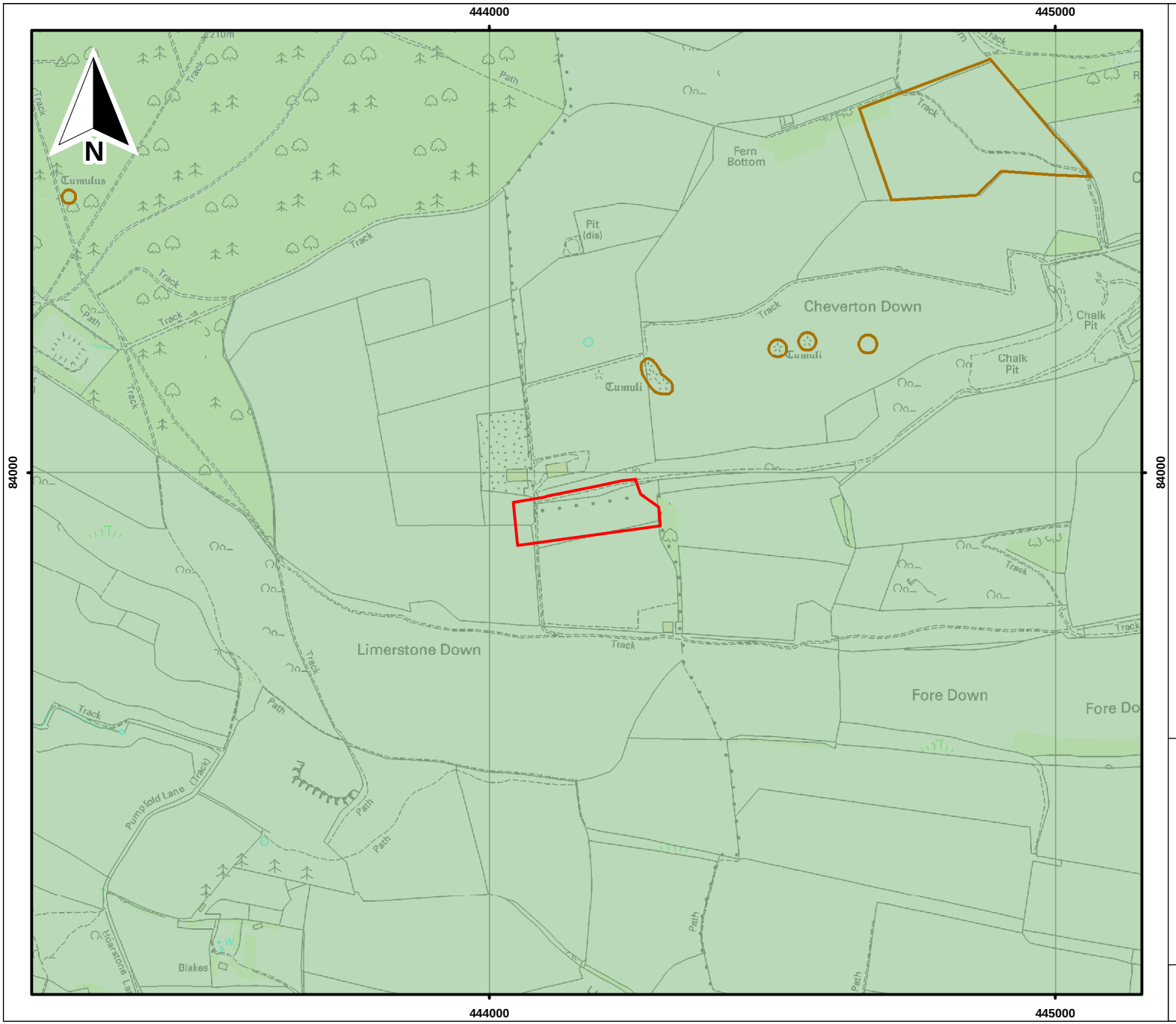

Potential site boundary for landfill

Key planning policy constraints

- AONB
- SAC
- SPA
- Ramsar
- SSSI
- NNR
- Historic park or garden
- Scheduled monument
- Listed building
- Housing development site
- Proposed minerals site
- Airport

0 50 100 200 300 400 Meters

Scale: 1:10 000 @ A4

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23206 Isle of Wight Waste Site Search

Figure E14
LF 8: Limerstone Down
Potential Site for Landfill

August 2009
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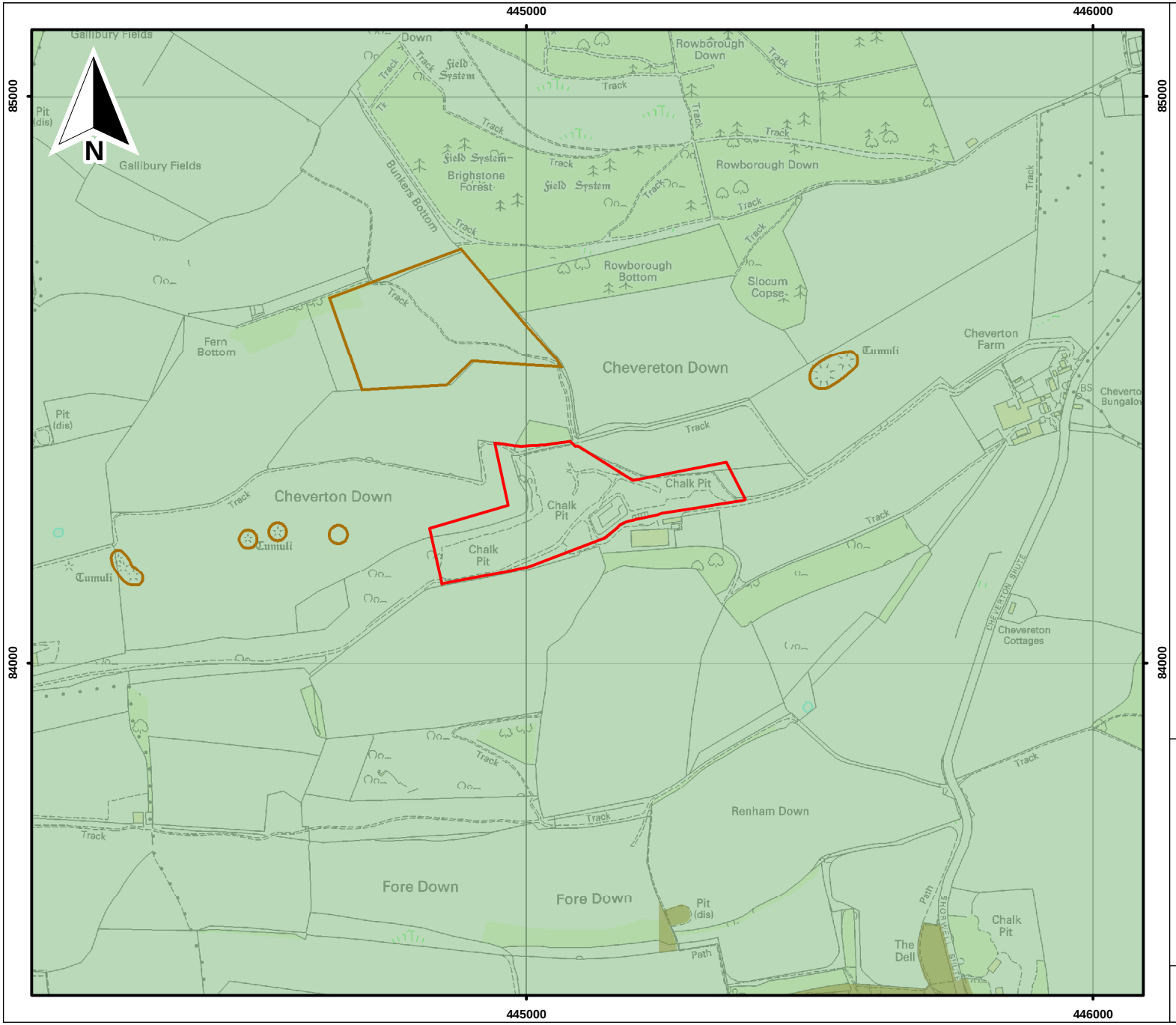

Potential site boundary for landfill

Key planning policy constraints

- AONB
- SAC
- SPA
- Ramsar
- SSSI
- NNR
- Historic park or garden
- Scheduled monument
- Listed building
- Housing development site
- Proposed minerals site
- Airport

0 50 100 200 300 400 Meters

Scale: 1:10 000 @ A4

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23206 Isle of Wight Waste Site Search

Figure E15
LF 9: Chalk Pit, Cheverton Down
Potential Site for Landfill

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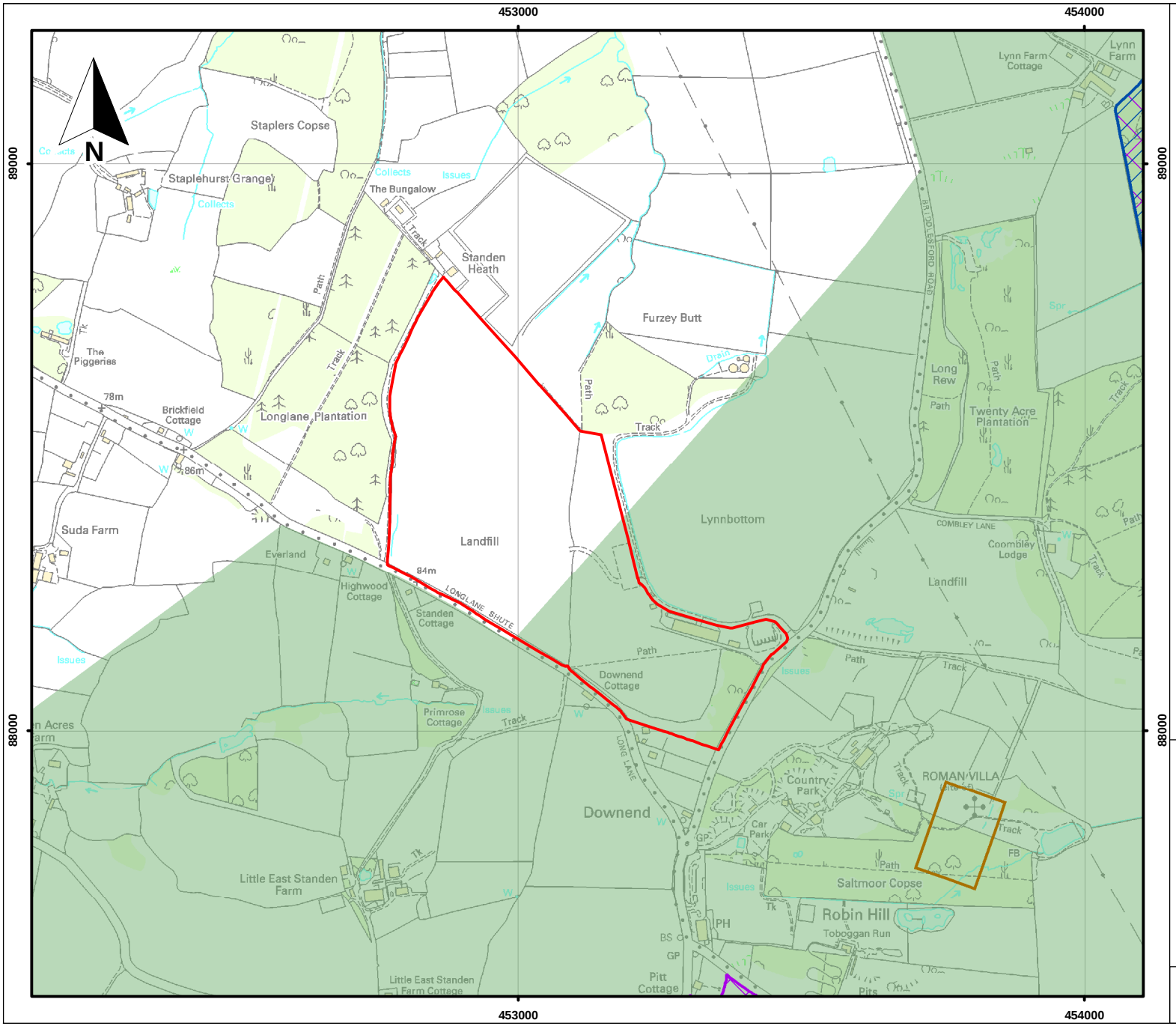

Potential site boundary for landfill

Key planning policy constraints

- AONB
- SAC
- SPA
- Ramsar
- SSSI
- NNR
- Historic park or garden
- Scheduled monument
- Listed building
- Housing development site
- Proposed minerals site
- Airport

Meters
0 50 100 200 300 400

Scale: 1:10 000 @ A4

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23206 Isle of Wight Waste Site Search

Figure E16
LF 12: Standen Heath
Potential Site for Landfill

August 2009
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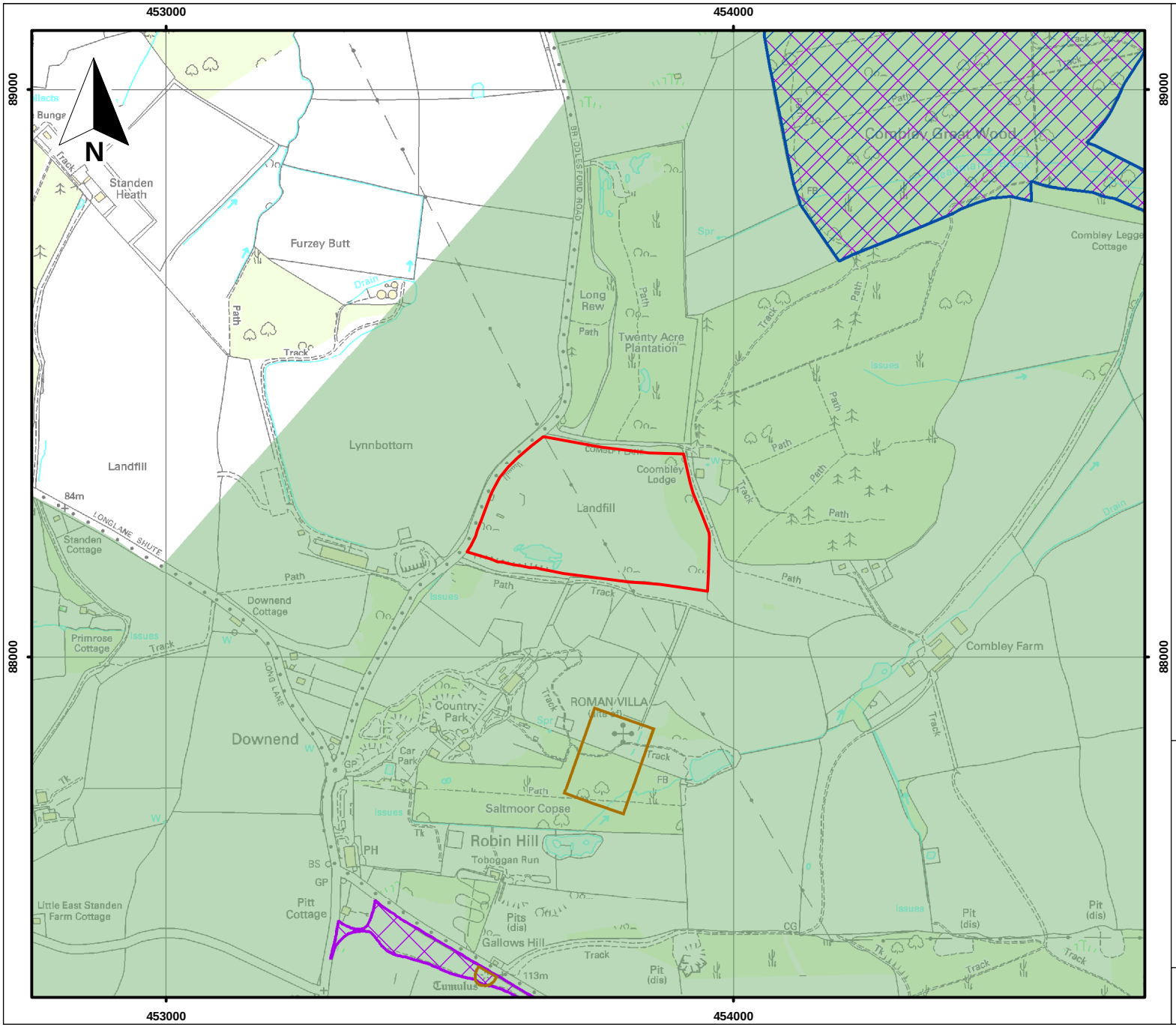
Entec



Potential site boundary for landfill

Key planning policy constraints

- AONB
- SAC
- SPA
- Ramsar
- SSSI
- NNR
- Historic park or garden
- Scheduled monument
- Listed building
- Housing development site
- Proposed minerals site
- Airport

0 50 100 200 300 400 Meters

Scale: 1:10 000 @ A4

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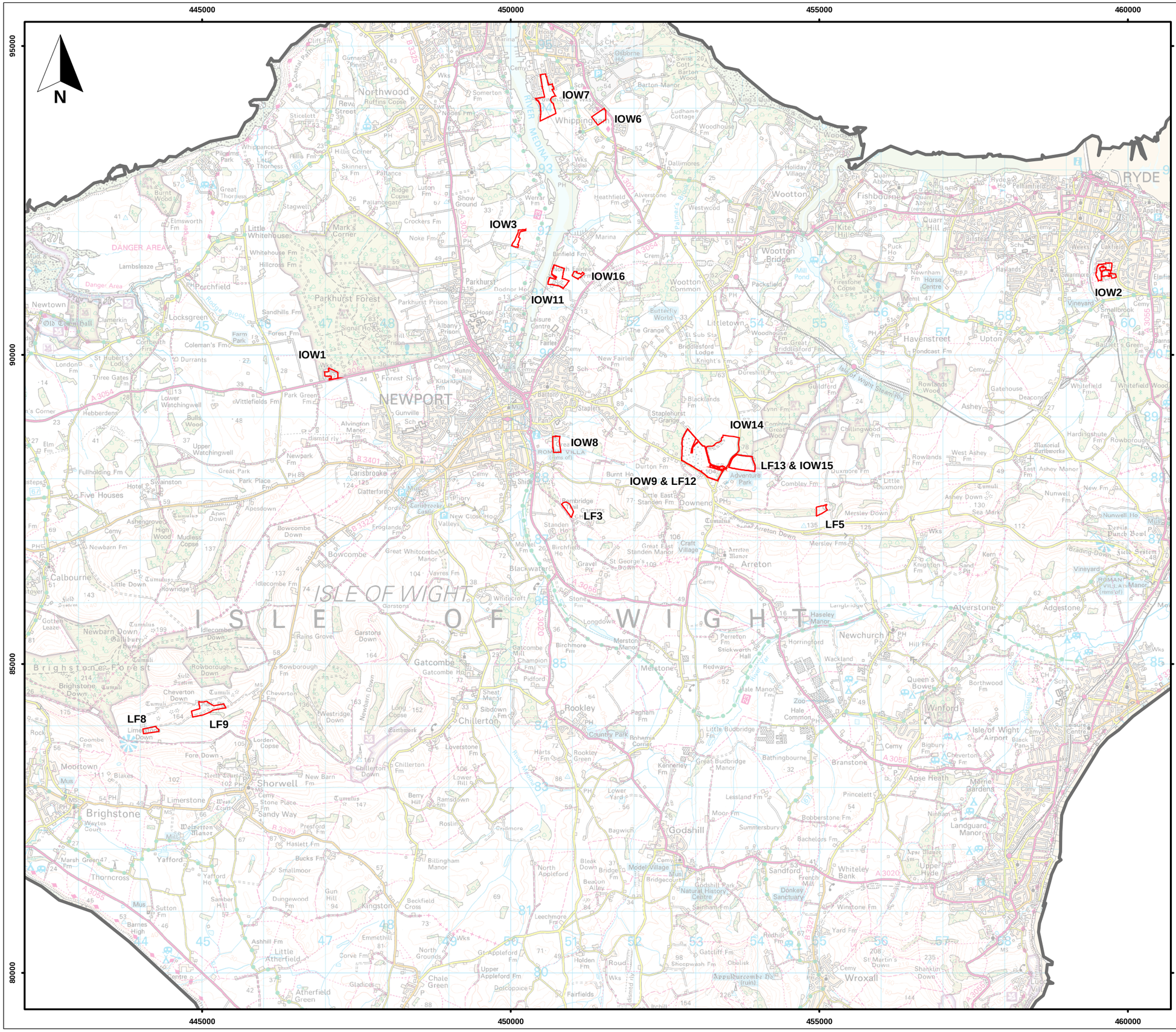
23206 Isle of Wight Waste Site Search

Figure E17
LF 13: Lynn Plantation Landfill
Potential Site for Landfill

August 2009
23206-S60 willn

Entec



Key:

Site boundary

Kilometers
0 0.25 0.5 1 1.5 2

Scale: 1:60 000 @ A3

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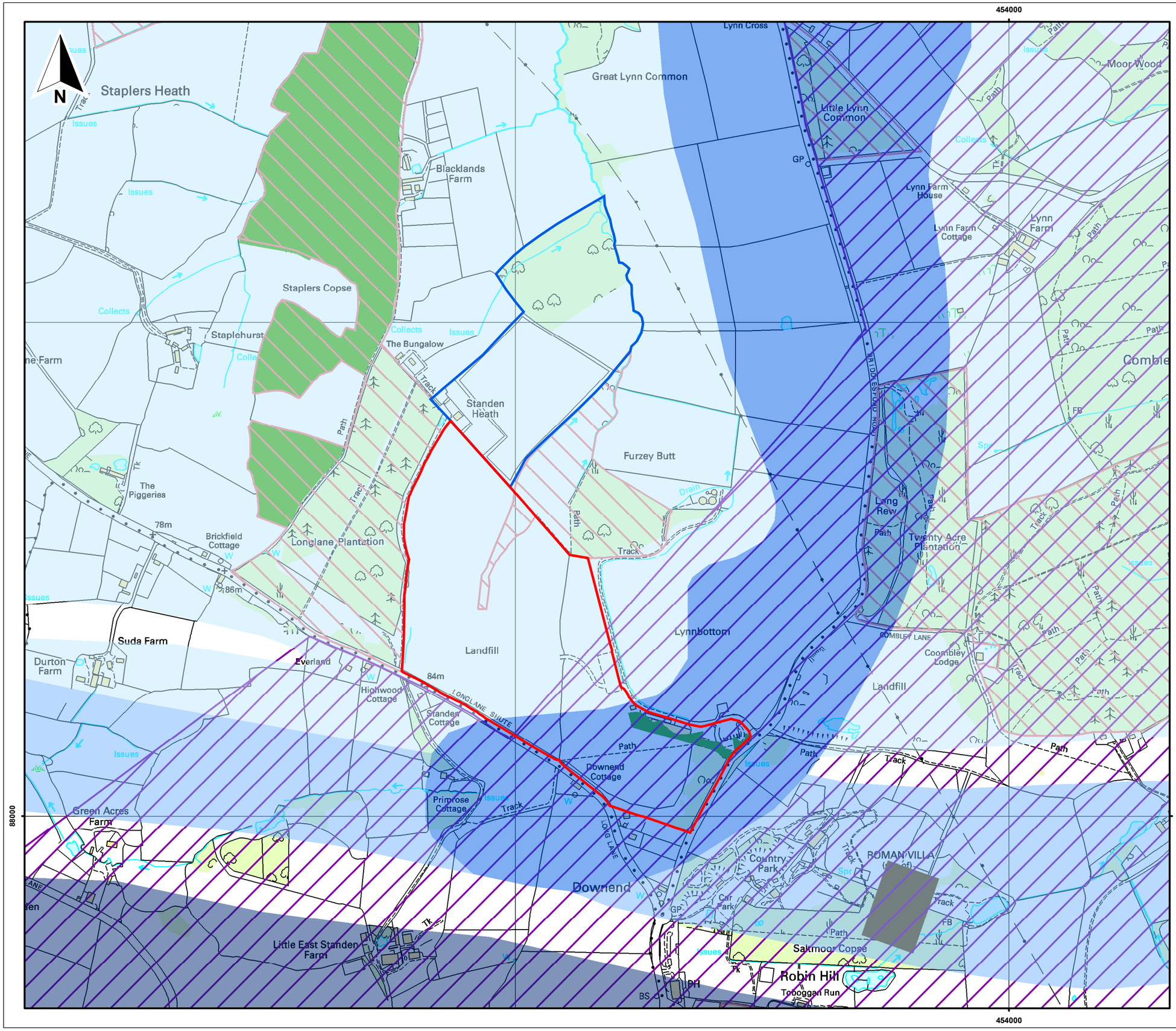
23206 Isle of Wight Waste Site Search

Figure E18
Reference Map
Site Boundaries for Potential Built Waste Facilities and Landfill

August 2009
23206-S61 willn

Entec



Key:

- LF12
- LF12 Potential extension

Exclusionary criteria

- Scheduled Monument

Discretionary criteria

- AONB
- Sites of importance for nature conservation
- Ancient woodland

Groundwater vulnerability

- Major Aquifer: High Risk
- Minor Aquifer: High Risk
- Minor Aquifer: Intermediate Risk
- Minor Aquifer: Low Risk

0 50 100 200 300 400 Meters

Scale: 1:7 500 @ A3

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23206 Isle of Wight Waste Sites Assessment

LF12 Potential Extension Area Surrounding Constraints

November 2008
23206-B06a willn

Entec

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Creating the environment for business

Appendix F
Site Assessment Matrices

Entec

Creating the environment for business

Built Facilities Site Assessment Form

Site Name: IOW1 Parkhurst Forest Works

Grid Ref. – SZ 470 896

Type of land use	Yes/No
Previously Developed Land	Yes
Industrial areas.	Yes
Existing waste management facilities.	Yes
Existing minerals sites	No
Historic Waste sites	No
Historic Minerals sites	No

Positive Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land use	To maximise the use of brownfield land and redundant buildings.	Land previously/currently developed and existing redundant buildings	A = vacant PDL/buildings C = developed site still in use E = Greenfield site	C	Developed site - currently used as a civic amenity site		Local Plan, UDP proposals map	Soil, geology and land use
Economic	To stimulate economic revival in priority regeneration areas	Proximity to deprived wards and regeneration areas - Pan, Newport Central, Sandown North, Sandown South and Shanklin South, Cowes Medina, East Cowes West and Cowes Central, St Johns West	A = Site is within a deprived ward or regeneration area C = site is within the boundary of a settlement with deprived wards or regeneration areas E = site is outside deprived wards and settlements with deprived wards/ regeneration areas.	E	Site located in Northwood Ward		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk	Economic performance & Employment

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%.	D	5.1% of ward unemployed		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk Labour Supply: Economically active (2001) All people, Unemployed	Economic performance & Employment
Traffic and Transportation	To promote sustainable forms of transport	Proximity to wharfs or rail sidings	A = existing siding/wharf in industrial use C = adjacent to wharf/railway E = no rail or water opportunities close by	E	No rail or water opportunities nearby		Magic website / Local Highways Authority	Access
	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	Site deemed suitable by Highway Authority		Magic website / Local Highways Authority opinion	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN E = likely routeing passes through settlements and sensitive land use areas.	A	Routing uses SRN and avoids settlements		Magic website / Local Highways Authority	Access
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = < 500m from SRN B=>500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	A	Site adjacent to SRN		Magic website / Local Highways Authority	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = 0 dwellings/sensitive uses within 250m B = <25 dwellings/sensitive uses within 250m C = 25 -50 dwellings/sensitive uses within 250, D = 51-75 dwellings/sensitive uses within 250m E =Poor = >75 dwellings/sensitive uses within 250m	B	One dwelling located approx 200m west of the site	General amenity exclusion zone	Magic Website	Air Quality and Health Population
Proximity to waste arisings and waste growth	To minimise the distance between existing and future waste generation locations and waste management facilities.	Proximity to areas of need for waste management facilities.	A = >50,000 residents within 5km C = 10,000 – 50,000 residents within 5km E = <10,000 residents within 5km	C	Within 5km of 43,000 residents (24,000 Newport, 19,000 Cowes and East Cowes)		Magic website	Population Waste

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Air Quality	To avoid any potential impact upon air quality	Potential AQMA – Fairlee Road, Newport	A = haul route is unlikely to use Fairlee Road E = haul route is likely to use Fairlee Road	A	Haul route is unlikely to use Fairlee Road		Magic Website	Air Quality and Health
Deliverability	To ensure site is physically large enough to accommodate facilities.	Area of site	A = Site is greater than 2ha C = Site is greater or equal to 1ha but <2ha E = Site is less than 1ha	A	Site is 2.46ha		Magic website	Soil, geology and land use
	To secure an available site	Site ownership	A = Council owned land B = part owned by Council C = Potential for negotiation E = Compulsory Purchase Order likely	B	Eastern part owned by IOW Council		IOW Council	
	To reduce planning risk	Local Plan Allocations	A = Allocated in UDP for waste use C = no allocation for waste but other compatible allocation/land use E = Allocated for incompatible use (housing etc)	C	Current waste site with no allocation		Local Plan	

Exclusionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan.	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	A	Over 1km from non-industrial development plan land use		Local Plans	Soil, geology and land use
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km B = Between 3 - 5km C = <3km and > 1km D = within 1km of the site E = Within the site boundary	B	Solent Maritime approx 3kms east and 4.5kms west		Magic website	Biodiversity, flora and fauna
		SPAs		B	Solent & Southampton Waters approx 3km east and 4.5km west			
		Ramsar		B	Solent & Southampton Waters approx 3km east and 4.5km west			
	To avoid any development that would impact on	SSSIs	A = >3km B = Between 2 –	C	Parkhurst Forest approx 1km from site		Magic website	Biodiversity, flora and fauna

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	sites of national biodiversity importance	NNRs	3km C = <2km greater than or equal to 500m D =within 500m/ Adjacent to site E = Within the site	A	No designation within 3km of site			
Landscape and Visual	To prevent development on Sites of International/National importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	C	AONB approx 1.5km south of site		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life .	To prevent development on sites or structures of national importance.	Scheduled Ancient Monuments (SAM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	A	Bowl Barrow just over 1km west of site		Magic website	Landscape, archaeology and heritage
		Grade I Listed Buildings/Historic Parks and Gardens.		A	Grade I building 1.9Km southeast of site			
		Grade II* Listed Buildings/Historic Parks and Gardens		A	No grade II* buildings within 2Km			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
		Historic Battlefields/parks and Gardens		A	No designation within 1km of site			
Airfield Safeguarding Zones	To prevent development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	A	>13km from Sandown and Bembridge Airports		Magic website / Council	Soil, geology and land use

Discretionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C site is within grade 3 E = site is within grades 1,2	A	Site not within grades 1-3		Magic website	Soil, geology and land use, Material assets
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	A	No designation within 2km		Magic website, Local plan	Biodiversity, flora and fauna
		Ancient Woodland		C	Within 1km of ancient woodland			
		Regionally important geological sites		A	No designation within 2kms of site			
		Sites of Importance for Nature Conservation		D	Adjacent to Parkhurst Wood SINC			
Landscape and visual	To prevent development on sites of National importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	B	Hamstead Heritage Coast over 2km from site		Magic website	Landscape, archaeology and heritage

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Local distinctiveness, character and quality of life	To prevent development on sites or structures of local importance	Conservation Areas.	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	A	> 2km from CA		Magic website	Landscape, archaeology and heritage
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A = Site in flood zone 1. C =Site is in flood zone 2 D = Site is in Flood risk Zone 3a E = Site in flood zone 3b	A	Site is located in flood zone 1 No flood risk outlined in SFRA		Isle of Wight SFRA	Water, Climatic factors
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	A	Site is not located within a SPZ		Isle of Wight SFRA	Water, Climatic factors

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	C	Located in a minor aquifer low vulnerability zone		GIS mapping	Water, Climatic factors

Built Facilities Site Assessment Form

Site Name: IOW2 Nicholson Road, Oakfield

Grid Ref. – SZ 596 913

Type of land use	Yes/No
Previously Developed Land	Yes
Industrial areas.	Yes
Existing waste management facilities.	No
Existing minerals sites	No
Historic Waste sites	No
Historic Minerals sites	No

Positive Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land use	To maximise the use of brownfield land and redundant buildings.	Land previously/currently developed and existing redundant buildings	A = vacant PDL/buildings C = developed site still in use E = Greenfield site	C	Allocated employment site currently in use		Local Plan, UDP proposals map	Soil, geology and land use
Economic	To stimulate economic revival in priority regeneration areas	Proximity to deprived wards and regeneration areas - Pan, Newport Central, Sandown North, Sandown South and Shanklin South, Cowes Medina, East Cowes West and Cowes Central, St Johns West	A = Site is within a deprived ward or regeneration area C = site is within the boundary of a settlement with deprived wards or regeneration areas E = site is outside deprived wards and settlements with deprived wards/ regeneration areas.	A	Site located in St John's West		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk	Economic performance & Employment

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%.	B	9.3% of ward population unemployed.		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk Labour Supply: Economically active (2001) All people, Unemployed	Economic performance & Employment
Traffic and Transportation	To promote sustainable forms of transport	Proximity to wharfs or rail sidings	A = existing siding/wharf in industrial use C = adjacent to wharf/railway E = no rail or water opportunities close by	C	Adjacent to railway		Magic website / Local Highways Authority	Access
	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	Highway Authority deem access acceptable		Magic website / Local Highways Authority opinion	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN E = likely routeing passes through settlements and sensitive land use areas.	C	Routing uses SRN after travelling through settlements for approx. 500m		Magic website / Local Highways Authority	Access
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = < 500m from SRN B=>500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	B	500m southwest to SRN		Magic website / Local Highways Authority	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = 0 dwellings/sensitive uses within 250m B = <25 dwellings/sensitive uses within 250m C = 25 -50 dwellings/sensitive uses within 250, D = 51-75 dwellings/sensitive uses within 250m E =Poor = >75 dwellings/sensitive uses within 250m	E	>75 dwellings located on Slade, Harding and Great Preston Road	General amenity exclusion zone	Magic Website	Air Quality and Health Population
Proximity to waste arisings and waste growth	To minimise the distance between existing and future waste generation locations and waste management facilities.	Proximity to areas of need for waste management facilities.	A = >50,000 residents within 5km C = 10,000 – 50,000 residents within 5km E = <10,000 residents within 5km	C	Approx 30,000 population within 5km of site (Ryde and surrounding areas – Fishbourne and Seaviwew)		Magic website	Population Waste

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Air Quality	To avoid any potential impact upon air quality	Potential AQMA – Fairlee Road, Newport	A = haul route is unlikely to use Fairlee Road E = haul route is likely to use Fairlee Road	A	Haul route is unlikely to use Fairlee Road		Magic website	Air quality and health
Deliverability	To ensure site is physically large enough to accommodate facilities.	Area of site	A = Site is greater than 2ha C = Site is greater or equal to 1ha but <2ha E = Site is less than 1ha	A	Site is 4.9ha		Magic website	Soil, geology and land use
	To secure an available site	Site ownership	A = Council owned land B = part owned by Council C = Potential for negotiation E = Compulsory Purchase Order likely	E	Privately owned		IOW Council	
	To reduce planning risk	Local Plan Allocations	A = Allocated in UDP for waste use C = no allocation for waste but other compatible allocation/land use E = Allocated for incompatible use (housing etc)	C	Allocated for employment use in UDP		Local Plan	

Exclusionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan.	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	C	Approx 500m from housing allocation site		Local Plans	Soil, geology and land use
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km B = Between 3 - 5km C = <3km and > 1km D = within 1km of the site E = Within the site boundary	B	Briddlesford Copses 4.5km		Magic website	Biodiversity, flora and fauna
		SPAs		C	Approx 1.5km from Solent and Southampton Water			
		Ramsar		C	Approx 1.5km from Solent and Southampton Water			
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km B = Between 2 – 3km C = <2km greater than or equal to 500m D =within 500m/ Adjacent to site E = Within the site	C	Approx 1.5km from Ryde Sands & Cotton Wood Creek		Magic website	Biodiversity, flora and fauna
		NNRs		A	No designation within 3km			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Landscape and Visual	To prevent development on Sites of International/National importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	A	>3km from AONB		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life .	To prevent development on sites or structures of national importance.	Scheduled Ancient Monuments (SAM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	A	No designation within 1Km		Magic website	Landscape, archaeology and heritage
		Grade I Listed Buildings/Historic Parks and Gardens.		A	No Grade I buildings within 1Km			
		Grade II* Listed Buildings/Historic Parks and Gardens		A	No Grade II* buildings within 1Km			
		Historic Battlefields/parks and Gardens		B	Within 750m of Historic Park			
Airfield Safeguarding Zones	To prevent development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Approx 7km from Sandown airport		Magic website / Council	Soil, geology and land use

Discretionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C site is within grade 3 E = site is within grades 1,2	A	Site is Brownfield and in urban area		Magic website	Soil, geology and land use, Material assets
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	A	No designation within 2km		Magic website, Local plan	Biodiversity, flora and fauna
		Ancient Woodland		C	Within 1km of Cothey Bottom Copse			
		Regionally important geological sites		A	No designation within 2km			
		Sites of Importance for Nature Conservation		C	Approx 700m from Swanmore SINC			
Landscape and visual	To prevent development on sites of National importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	A	No designation within 3km		Magic website	Landscape, archaeology and heritage

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Local distinctiveness, character and quality of life	To prevent development on sites or structures of local importance	Conservation Areas.	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	C	Approx 600m from CA		Magic website	Landscape, archaeology and heritage
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A = Site in flood zone 1. C =Site is in flood zone 2 D = Site is in Flood risk Zone 3a E = Site in flood zone 3b	A	Site is within flood zone 1 Figure 53 of SFRA deems potential flooding on site as 'highly unlikely'		Isle of Wight SFRA	Water, Climatic factors
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	A	Site is not within SPZ		Isle of Wight SFRA	Water, Climatic factors

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	C	Eastern sector of site is located in minor aquifer high vulnerability zone. Western sector of site is located in minor aquifer low vulnerability zone		GIS mapping	Water, Climatic factors

Built Facilities Site Assessment Form

Site Name: IOW3 Stag Lane Depot

Grid Ref. – SZ 501 917

Type of land use	Yes/No
Previously Developed Land	Yes
Industrial areas.	Yes
Existing waste management facilities.	No
Existing minerals sites	No
Historic Waste sites	No
Historic Minerals sites	No

Positive Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land use	To maximise the use of brownfield land and redundant buildings.	Land previously/currently developed and existing redundant buildings	A = vacant PDL/buildings C = developed site still in use E = Greenfield site	D	Developed site in use, northern section greenfield		Local Plan, UDP proposals map	Soil, geology and land use
Economic	To stimulate economic revival in priority regeneration areas	Proximity to deprived wards and regeneration areas - Pan, Newport Central, Sandown North, Sandown South and Shanklin South, Cowes Medina, East Cowes West and Cowes Central, St Johns West	A = Site is within a deprived ward or regeneration area C = site is within the boundary of a settlement with deprived wards or regeneration areas E = site is outside deprived wards and settlements with deprived wards/ regeneration areas.	E	Located in Parkhurst Ward		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk	Economic performance & Employment

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%.	C	7.4% of Ward population is unemployed.		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk Labour Supply: Economically active (2001) All people, Unemployed	Economic performance & Employment
Traffic and Transportation	To promote sustainable forms of transport	Proximity to wharfs or rail sidings	A = existing siding/wharf in industrial use C = adjacent to wharf/railway E = no rail or water opportunities close by	E	Within 500m of Medina River		Magic website / Local Highways Authority	Access
	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	Deemed suitable by Highway Authority		Magic website / Local Highways Authority opinion	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN E = likely routeing passes through settlements and sensitive land use areas.	A	Likely routing uses SRN and doesn't go through settlements		Magic website / Local Highways Authority	Access
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = < 500m from SRN B=>500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	B	900m west to SRN		Magic website / Local Highways Authority	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = 0 dwellings/sensitive uses within 250m B = <25 dwellings/sensitive uses within 250m C = 25 -50 dwellings/sensitive uses within 250, D = 51-75 dwellings/sensitive uses within 250m E =Poor = >75 dwellings/sensitive uses within 250m	B	Approx 8 dwellings within 250m of the site	General amenity exclusion zone	Magic Website	Air Quality and Health Population
Proximity to waste arisings and waste growth	To minimise the distance between existing and future waste generation locations and waste management facilities.	Proximity to areas of need for waste management facilities.	A = >50,000 residents within 5km C = 10,000 – 50,000 residents within 5km E = <10,000 residents within 5km	C	Within 5km of 43,000 residents (24,000 Newport, 19,000 Cowes and East Cowes)		Magic website	Population Waste

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Air Quality	To avoid any potential impact upon air quality	Potential AQMA – Fairlee Road, Newport	A = haul route is unlikely to use Fairlee Road E = haul route is likely to use Fairlee Road	A	Haul route is unlikely to use Fairlee Road		MAGIC website	Air quality and health
Deliverability	To ensure site is physically large enough to accommodate facilities.	Area of site	A = Site is greater than 2ha C = Site is greater or equal to 1ha but <2ha E = Site is less than 1ha	C	Site is 1.87ha		Magic website	Soil, geology and land use
	To secure an available site	Site ownership	A = Council owned land B = part owned by Council C = Potential for negotiation E = Compulsory Purchase Order likely	C	IOW Council own surrounding land		IOW Council	
	To reduce planning risk	Local Plan Allocations	A = Allocated in UDP for waste use C = no allocation for waste but other compatible allocation/land use E = Allocated for incompatible use (housing etc)	C	Allocated employment site		Local Plan	

Exclusionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan.	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	A	>1km from non industrial allocation		Local Plans	Soil, geology and land use
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km B = Between 3 - 5km C = <3km and > 1km D = within 1km of the site E = Within the site boundary	D	430m from of Solent Maritime SAC , 4km from Briddlesfod Copses SAC		Magic website	Biodiversity, flora and fauna
		SPAs		D	110m from Solent and Southampton SPA			
		Ramsar		D	110m from Solent & Southampton Waters Ramsar			
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km B = Between 2 – 3km C = <2km greater than or equal to 500m D =within 500m/ Adjacent to site E = Within the site	D	Within 500m of Medina Estuary SSSI		Magic website	Biodiversity, flora and fauna
		NNRs		A	>3km from NNR			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Landscape and Visual	To prevent development on Sites of International/National importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	A	>3km from AONB		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life .	To prevent development on sites or structures of national importance.	Scheduled Ancient Monuments (SAM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	A	No designation within 1km		Magic website	Landscape, archaeology and heritage
		Grade I Listed Buildings/Historic Parks and Gardens.		A	A grade I listed building is located 1.1Km North west of site			
		Grade II* Listed Buildings/Historic Parks and Gardens		A	No grade II listed buildings within 2Km of site			
		Historic Battlefields/parks and Gardens		A	No designation within 1km			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Airfield Safeguarding Zones	To prevent development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	A	>13km from Sandown and Bembridge Airports		Magic website / Council	Soil, geology and land use

Discretionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C site is within grade 3 E = site is within grades 1,2	C	Site located on Grade 3 land		Magic website	Soil, geology and land use, Material assets
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	D	Adjacent to Dodnor Creek LNR		Magic website, Local plan	Biodiversity, flora and fauna
		Ancient Woodland		D	Adjacent to Dickson copse ancient woodland			
		Regionally important geological sites		A	No designation within 2km			
		Sites of Importance for Nature Conservation		D	Within 100m of SINC on Stag Lane			
Landscape and visual	To prevent development on sites of National importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	A	>3km from Heritage Coast		Magic website	Landscape, archaeology and heritage

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Local distinctiveness, character and quality of life	To prevent development on sites or structures of local importance	Conservation Areas.	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	A	>2km from CA		Magic website	Landscape, archaeology and heritage
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A = Site in flood zone 1. C =Site is in flood zone 2 D = Site is in Flood risk Zone 3a E = Site in flood zone 3b	A	Site is within flood zone 1 No flood risk outlined in SFRA		Isle of Wight SFRA	Water, Climatic factors
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	A	Site is not located within a SPZ		Isle of Wight SFRA	Water, Climatic factors

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	C	Site is located in a minor aquifer, low vulnerability zone.		GIS mapping	Water, Climatic factors

Built Facilities Site Assessment Form

Site Name: IOW6 Whippingham Road

Grid Ref. – SZ 515 938

Type of land use	Yes/No
Previously Developed Land	Yes
Industrial areas.	Adjacent to
Existing waste management facilities.	No
Existing minerals sites	No
Historic Waste sites	No
Historic Minerals sites	No

Positive Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land use	To maximise the use of brownfield land and redundant buildings.	Land previously/currently developed and existing redundant buildings	A = vacant PDL/buildings C = developed site still in use E = Greenfield site	A	Previously developed land		Local Plan, UDP proposals map	Soil, geology and land use
Economic	To stimulate economic revival in priority regeneration areas	Proximity to deprived wards and regeneration areas - Pan, Newport Central, Sandown North, Sandown South and Shanklin South, Cowes Medina, East Cowes West and Cowes Central, St Johns West	A = Site is within a deprived ward or regeneration area C = site is within the boundary of a settlement with deprived wards or regeneration areas E = site is outside deprived wards and settlements with deprived wards/ regeneration areas.	E	Located in Osborne Ward		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk	Economic performance & Employment

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%.	B	9.7% of ward unemployed		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk Labour Supply: Economically active (2001) All people, Unemployed	Economic performance & Employment
Traffic and Transportation	To promote sustainable forms of transport	Proximity to wharfs or rail sidings	A = existing siding/wharf in industrial use C = adjacent to wharf/railway E = no rail or water opportunities close by	E	500m from Medina River		Magic website / Local Highways Authority	Access
	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	Deemed acceptable by Highways Authority		Magic website / Local Highways Authority opinion	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN E = likely routeing passes through settlements and sensitive land use areas.	A	Likely routeing avoids settlements and uses SRN		Magic website / Local Highways Authority	Access
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = < 500m from SRN B=>500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	A	Site located adjacent to SRN on east border		Magic website / Local Highways Authority	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = 0 dwellings/sensitive uses within 250m B = <25 dwellings/sensitive uses within 250m C = 25 -50 dwellings/sensitive uses within 250, D = 51-75 dwellings/sensitive uses within 250m E =Poor = >75 dwellings/sensitive uses within 250m	C	Approx 50 homes and a school within 250m of site	General amenity exclusion zone	Magic Website	Air Quality and Health Population
Proximity to waste arisings and waste growth	To minimise the distance between existing and future waste generation locations and waste management facilities.	Proximity to areas of need for waste management facilities.	A = >50,000 residents within 5km C = 10,000 – 50,000 residents within 5km E = <10,000 residents within 5km	C	Within 5km of 43,000 residents (24,000 Newport, 19,000 Cowes and East Cowes)		Magic website	Population Waste

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Air Quality	To avoid any potential impact upon air quality	Potential AQMA – Fairlee Road, Newport	A = haul route is unlikely to use Fairlee Road E = haul route is likely to use Fairlee Road	E	Haul route is likely to use Fairlee Road		Magic website	Air quality and health
Deliverability	To ensure site is physically large enough to accommodate facilities.	Area of site	A = Site is greater than 2ha C = Site is greater or equal to 1ha but <2ha E = Site is less than 1ha	A	Site is 3.56ha		Magic website	Soil, geology and land use
	To secure an available site	Site ownership	A = Council owned land B = part owned by Council C = Potential for negotiation E = Compulsory Purchase Order likely	C	Owned by SEEDA		IOW Council	
	To reduce planning risk	Local Plan Allocations	A = Allocated in UDP for waste use C = no allocation for waste but other compatible allocation/land use E = Allocated for incompatible use (housing etc)	C	Allocated for employment use		Local Plan	

Exclusionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan.	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	C	Within 500m of housing and education allocation		Local Plans	Soil, geology and land use
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km B = Between 3 - 5km C = <3km and > 1km D = within 1km of the site E = Within the site boundary	D	Solent Maritime 700m West of site, Briddlesford Copse 3.8km		Magic website	Biodiversity, flora and fauna
		SPAs		D	Solent and Southampton Waters 700m West of site			
		Ramsar		D	Solent and Southampton Waters 700m West of site			
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km B = Between 2 – 3km C = <2km greater than or equal to 500m D =within 500m/ Adjacent to site E = Within the site	D	Medina Estuary 700m west of site		Magic website	Biodiversity, flora and fauna
		NNRs		A	No designation within 3km			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Landscape and Visual	To prevent development on Sites of International/National importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	D	AONB adjacent to north of site.		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life .	To prevent development on sites or structures of national importance.	Scheduled Ancient Monuments (SAM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	A	No designation within 1km		Magic website	Landscape, archaeology and heritage
		Grade I Listed Buildings/Historic Parks and Gardens.		C	A grade I listed building is located 250m south west of site			
		Grade II* Listed Buildings/Historic Parks and Gardens		A	No grade II listed buildings within 2Km			
		Historic Battlefields/parks and Gardens		D	Adjacent to historic park/garden			
Airfield Safeguarding Zones	To prevent development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Approx 12km from Sandown airport		Magic website / Council	Soil, geology and land use

Discretionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C site is within grade 3 E = site is within grades 1,2	C	Grade 3/4		Magic website	Soil, geology and land use, Material assets
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	A	>2km from designation		Magic website, Local plan	Biodiversity, flora and fauna
		Ancient Woodland		C	Approx 500m from Heathfield Copse			
		Regionally important geological sites		A	>2km from designation			
		Sites of Importance for Nature Conservation		C	Within 1Km of SINC			
Landscape and visual	To prevent development on sites of National importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	A	>3km from designation		Magic website	Landscape, archaeology and heritage

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Local distinctiveness, character and quality of life	To prevent development on sites or structures of local importance	Conservation Areas.	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	A	>2km from CA		Magic website	Landscape, archaeology and heritage
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A = Site in flood zone 1. C =Site is in flood zone 2 D = Site is in Flood risk Zone 3a E = Site in flood zone 3b	A	Site is located in flood zone 1 Site is deemed 'highly unlikely' to be subject to flooding in SFRA		Isle of Wight SFRA	Water, Climatic factors
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	A	Site is not located within a SPZ		Isle of Wight SFRA	Water, Climatic factors

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	C	Site is located in a minor aquifer, high vulnerability zone.		GIS mapping	Water, Climatic factors

Built Facilities Site Assessment Form

Site Name: IOW7 Land adjacent to Cowes Power Station

Grid Ref. – SZ 504 943

Type of land use	Yes/No
Previously Developed Land	Yes
Industrial areas.	Yes
Existing waste management facilities.	No
Existing minerals sites	No
Historic Waste sites	No
Historic Minerals sites	No

Positive Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land use	To maximise the use of brownfield land and redundant buildings.	Land previously/currently developed and existing redundant buildings	A = vacant PDL/buildings C = developed site still in use E = Greenfield site	A	Previously developed land		Local Plan, UDP proposals map	Soil, geology and land use
Economic	To stimulate economic revival in priority regeneration areas	Proximity to deprived wards and regeneration areas - Pan, Newport Central, Sandown North, Sandown South and Shanklin South, Cowes Medina, East Cowes West and Cowes Central, St Johns West	A = Site is within a deprived ward or regeneration area C = site is within the boundary of a settlement with deprived wards or regeneration areas E = site is outside deprived wards and settlements with deprived wards/ regeneration areas.	E	Site located in Osborne Ward		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk	Economic performance & Employment

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%.	B	9.7% of ward unemployed		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk Labour Supply: Economically active (2001) All people, Unemployed	Economic performance & Employment
Traffic and Transportation	To promote sustainable forms of transport	Proximity to wharfs or rail sidings	A = existing siding/wharf in industrial use C = adjacent to wharf/railway E = no rail or water opportunities close by	C	500m from Medina River		Magic website / Local Highways Authority	Access
	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	Highway Authority deem site acceptable		Magic website / Local Highways Authority opinion	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN E = likely routeing passes through settlements and sensitive land use areas.	D	Likely routing passes through settlements		Magic website / Local Highways Authority	Access
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = < 500m from SRN B=>500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	B	SRN 700m East of site		Magic website / Local Highways Authority	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = 0 dwellings/sensitive uses within 250m B = <25 dwellings/sensitive uses within 250m C = 25 -50 dwellings/sensitive uses within 250, D = 51-75 dwellings/sensitive uses within 250m E =Poor = >75 dwellings/sensitive uses within 250m	E	>75 and recreation ground within 250m of site	General amenity exclusion zone	Magic Website	Air Quality and Health Population
Proximity to waste arisings and waste growth	To minimise the distance between existing and future waste generation locations and waste management facilities.	Proximity to areas of need for waste management facilities.	A = >50,000 residents within 5km C = 10,000 – 50,000 residents within 5km E = <10,000 residents within 5km	C	Within 5km of 43,000 residents (24,000 Newport, 19,000 Cowes and East Cowes)		Magic website	Population Waste

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Air Quality	To avoid any potential impact upon air quality	Potential AQMA – Fairlee Road, Newport	A = haul route is unlikely to use Fairlee Road E = haul route is likely to use Fairlee Road	E	Haul route is likely to use Fairlee Road		Magic website	Air quality and health
Deliverability	To ensure site is physically large enough to accommodate facilities.	Area of site	A = Site is greater than 2ha C = Site is greater or equal to 1ha but <2ha E = Site is less than 1ha	A	Site is 12.35ha		Magic website	Soil, geology and land use
	To secure an available site	Site ownership	A = Council owned land B = part owned by Council C = Potential for negotiation E = Compulsory Purchase Order likely	C	Developer owned		IOW Council	
	To reduce planning risk	Local Plan Allocations	A = Allocated in UDP for waste use C = no allocation for waste but other compatible allocation/land use E = Allocated for incompatible use (housing etc)	C	Allocated for employment use		Local Plan	

Exclusionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan.	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	E	Adjacent to housing allocation		Local Plans	Soil, geology and land use
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km B = Between 3 - 5km C = <3km and > 1km D = within 1km of the site E = Within the site boundary	D	Adjacent to the western boundary of site- Solent Maritime 4.8km from Briddlesford Copses		Magic website	Biodiversity, flora and fauna
		SPAs		D	Adjacent to the western boundary of site - Solent and Southampton waters			
		Ramsar		D	Adjacent to the western boundary of site- Solent and Southampton waters			
	To avoid any development that would impact on	SSSIs	A = >3km B = Between 2 –	D	Adjacent to Medina Estuary		Magic website	Biodiversity, flora and fauna

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	sites of national biodiversity importance	NNRs	3km C = <2km greater than or equal to 500m D =within 500m/ Adjacent to site E = Within the site	A	No designation within 3km			
Landscape and Visual	To prevent development on Sites of International/National importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	C	AONB 750m East of site		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life .	To prevent development on sites or structures of national importance.	Scheduled Ancient Monuments (SAM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	A	No designation within 1km		Magic website	Landscape, archaeology and heritage
		Grade I Listed Buildings/Historic Parks and Gardens.		C	A grade I listed building is located 450m south east of site			
		Grade II* Listed Buildings/Historic Parks and Gardens		A	No grade II* listed buildings within 2Km of site			
		Historic Battlefields/parks and Gardens		D	Adjacent to historic park/garden			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Airfield Safeguarding Zones	To prevent development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Approx 12km from Sandown airport		Magic website / Council	Soil, geology and land use

Discretionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C site is within grade 3 E = site is within grades 1,2	C	Grade 3/4		Magic website	Soil, geology and land use, Material assets
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	A	>2km from designation		Magic website, Local plan	Biodiversity, flora and fauna
		Ancient Woodland		C	Approx 500m from Bottom Copse			
		Regionally important geological sites		A	>2km from designation			
		Sites of Importance for Nature Conservation		C	Within 1km of SINC			
Landscape and visual	To prevent development on sites of National importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	A	>3km from designation		Magic website	Landscape, archaeology and heritage

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Local distinctiveness, character and quality of life	To prevent development on sites or structures of local importance	Conservation Areas.	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	A	>2km from CA		Magic website	Landscape, archaeology and heritage
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A = Site in flood zone 1. C =Site is in flood zone 2 D = Site is in Flood risk Zone 3a E = Site in flood zone 3b	A	Figure 66 of SFRA deems site is 'highly unlikely' to be subject to flooding Site in flood zone 1		Isle of Wight SFRA	Water, Climatic factors
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	A	Site is not located within a SPZ		Isle of Wight SFRA	Water, Climatic factors

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	C	Over 90% of the site lies outside an aquifer vulnerability zone. A minor aquifer high vulnerability zone lies to the east of the site and covers a small segment to the east of the site.		GIS mapping	Water, Climatic factors

Built Facilities Site Assessment Form

Site Name: IOW8 – Pan Lane, Pan

Grid Ref. – SZ 507886

Type of land use	Yes/No
Previously Developed Land	Small proportion of site previously developed
Industrial areas.	Yes
Existing waste management facilities.	No
Existing minerals sites	No
Historic Waste sites	No
Historic Minerals sites	No

Positive Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land use	To maximise the use of brownfield land and redundant buildings.	Land previously/currently developed and existing redundant buildings	A = vacant PDL/buildings C = developed site still in use E = Greenfield site	D	Part developed, partly agricultural land		Local Plan, UDP proposals map	Soil, geology and land use
Economic	To stimulate economic revival in priority regeneration areas	Proximity to deprived wards and regeneration areas - Pan, Newport Central, Sandown North, Sandown South and Shanklin South, Cowes Medina, East Cowes West and Cowes Central, St Johns West	A = Site is within a deprived ward or regeneration area C = site is within the boundary of a settlement with deprived wards or regeneration areas E = site is outside deprived wards and settlements with deprived wards/ regeneration areas.	A	Site located in Pan Ward		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk	Economic performance & Employment

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%.	C	Pan Ward unemployment rate at 7.8%		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk Labour Supply: Economically active (2001) All people, Unemployed	Economic performance & Employment
Traffic and Transportation	To promote sustainable forms of transport	Proximity to wharfs or rail sidings	A = existing siding/wharf in industrial use C = adjacent to wharf/railway E = no rail or water opportunities close by	E	River Medina 1 Km Northwest of site		Magic website / Local Highways Authority	Access
	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	C	Uncertain		Magic website / Local Highways Authority opinion	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN E = likely routeing passes through settlements and sensitive land use areas.	A	Two likely routes to SRN one of which avoids residential roads but is slightly longer.		Magic website / Local Highways Authority	Access
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = < 500m from SRN B=>500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	B	SRN approx. 700m West of Site if using route avoiding settlements		Magic website / Local Highways Authority	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = 0 dwellings/sensitive uses within 250m B = <25 dwellings/sensitive uses within 250m C = 25 -50 dwellings/sensitive uses within 250, D = 51-75 dwellings/sensitive uses within 250m E =Poor = >75 dwellings/sensitive uses within 250m	E	Over 75 dwellings directly adjacent to north/northwest of site.	General amenity exclusion zone	Magic Website	Air Quality and Health Population
Proximity to waste arisings and waste growth	To minimise the distance between existing and future waste generation locations and waste management facilities.	Proximity to areas of need for waste management facilities.	A = >50,000 residents within 5km C = 10,000 – 50,000 residents within 5km E = <10,000 residents within 5km	C	Within 5 Km of approx. 30,000 residents (largely Newport of 24,000)		Magic website	Population Waste

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Air Quality	To avoid any potential impact upon air quality	Potential AQMA – Fairlee Road, Newport	A = haul route is unlikely to use Fairlee Road E = haul route is likely to use Fairlee Road	A	Haul route is unlikely to use Fairlee Road		Magic Website	Air Quality and Health
Deliverability	To ensure site is physically large enough to accommodate facilities.	Area of site	A = Site is greater than 2ha C = Site is greater or equal to 1ha but <2ha E = Site is less than 1ha	A	Site is 2.97ha		Magic website	Soil, geology and land use
	To secure an available site	Site ownership	A = Council owned land B = part owned by Council C = Potential for negotiation E = Compulsory Purchase Order likely	B	Part owned by Council		IOW Council	
	To reduce planning risk	Local Plan Allocations	A = Allocated in UDP for waste use C = no allocation for waste but other compatible allocation/land use E = Allocated for incompatible use (housing etc)	C	Allocated employment site		Local Plan	

Exclusionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan.	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	E	Site is an allocated employment site Housing development site adjacent to site's eastern border Close proximity to tourism allocations to the north		Local Plans	Soil, geology and land use
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km B = Between 3 - 5km C = <3km and > 1km D = within 1km of the site E = Within the site boundary	C	Briddleford Copses SAC 3.3 Km East of site Solent Maritime SAC 1.6 Km North		Magic website	Biodiversity, flora and fauna
		SPAs		C	Solent & Southampton water SPA 1.6Km North			
		Ramsar		C	Solent & Southampton water Ramsar 1.6Km North			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km B = Between 2 – 3km C = <2km greater than or equal to 500m D =within 500m/ Adjacent to site E = Within the site	D	Shide Quary SSSI 400m South of site. Parkhurst Forest SSSI 3.2Km Northwest Arreton Down SSSI 2.7Km Southeast Briddleford Copses SSSI 3.3 Km East		Magic website	Biodiversity, flora and fauna
		NNRs		A	None within 5Km			
Landscape and Visual	To prevent development on Sites of International/National importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	C	Isle of Wight AONB 700m South of site Further AONB allocations 1.7Km Southwest		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life .	To prevent development on sites or structures of national importance.	Scheduled Ancient Monuments (SAM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the	C	Newport Roman Villa 500m West of site Carisbrook Castle 1.9Km Southwest Carisbrook Roman Villa 2.2Km Southwest		Magic website	Landscape, archaeology and heritage

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
		Grade I Listed Buildings/Historic Parks and Gardens.	site boundary E = Within the site	B	A grade I listed building is located 800m North west of site			
		Grade II* Listed Buildings/Historic Parks and Gardens		A	No grade II* listed buildings within 2Km			
		Historic Battlefields/parks and Gardens		B	Historic Park 700m West of site			
Airfield Safeguarding Zones	To prevent development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Site 9Km West of Sandown Airport		Magic website / Council	Soil, geology and land use

Discretionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C site is within grade 3 E = site is within grades 1,2	C	Site located on grade 3 / 4 land		Magic website	Soil, geology and land use, Material assets
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	D	SHide Chalk Pit 400m South of site. Dodnor Creek 3.6Km North		Magic website, Local plan	Biodiversity, flora and fauna
		Ancient Woodland		B	1.3Km Ancient & Semi-Natural Southeast of Site 1.7Km Ancient & Semi-Natural East Staplers Creek 1.8Km Ancient& Semi-Natural Woodland East Marvel Copse 1.8Km Ancient & Repaired Southwest			
		Regionally important geological sites		A	None within 2Km			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
		Sites of Importance for Nature Conservation		D	SINC running along A3020 to the 400m west of site Other SINC's around 2km from site			
Landscape and visual	To prevent development on sites of National importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	A	None within 5Km		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life	To prevent development on sites or structures of local importance	Conservation Areas.	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	C	CA 700m West CA 700m Northwest		Magic website	Landscape, archaeology and heritage
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A = Site in flood zone 1. C =Site is in flood zone 2 D = Site is in Flood risk Zone 3a E = Site in flood zone 3b	C	Flood zone 3 adjacent to north of site Entec SFRA, Figure 61 finds the probability of flooding on site to be 'Likely'		Isle of Wight SFRA	Water, Climatic factors

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	A	Site not located within a SPZ		Isle of Wight SFRA	Water, Climatic factors
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	C	Site is located in a minor aquifer, intermediate vulnerability zone.		GIS mapping	Water, Climatic factors

Built Facilities Site Assessment Form

Site Name: IOW9 Standen Heath

Grid Ref. – SZ 531 882

Type of land use	Yes/No
Previously Developed Land	In part
Industrial areas.	Yes
Existing waste management facilities.	Yes
Existing minerals sites	No
Historic Waste sites	No
Historic Minerals sites	No

Positive Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land use	To maximise the use of brownfield land and redundant buildings.	Land previously/currently developed and existing redundant buildings	A = vacant PDL/buildings C = developed site still in use E = Greenfield site	C	Existing landfill site		Local Plan, UDP proposals map	Soil, geology and land use
Economic	To stimulate economic revival in priority regeneration areas	Proximity to deprived wards and regeneration areas - Pan, Newport Central, Sandown North, Sandown South and Shanklin South, Cowes Medina, East Cowes West and Cowes Central, St Johns West	A = Site is within a deprived ward or regeneration area C = site is within the boundary of a settlement with deprived wards or regeneration areas E = site is outside deprived wards and settlements with deprived wards/ regeneration areas.	E	Site located in Fairlee Ward		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk	Economic performance & Employment

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%.	D	Fairlee ward has an unemployment rate of 5.8%		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk Labour Supply: Economically active (2001) All people, Unemployed	Economic performance & Employment
Traffic and Transportation	To promote sustainable forms of transport	Proximity to wharfs or rail sidings	A = existing siding/wharf in industrial use C = adjacent to wharf/railway E = no rail or water opportunities close by	E	River Medina 3.5Km West		Magic website / Local Highways Authority	Access
	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	Deemed suitable by Highways Authority		Magic website / Local Highways Authority opinion	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN E = likely routeing passes through settlements and sensitive land use areas.	C	Likely routing uses SRN but may go through Newport		Magic website / Local Highways Authority	Access
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = < 500m from SRN B=>500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	A	SRN adjacent to South of Site		Magic website / Local Highways Authority	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = 0 dwellings/sensitive uses within 250m B = <25 dwellings/sensitive uses within 250m C = 25 -50 dwellings/sensitive uses within 250, D = 51-75 dwellings/sensitive uses within 250m E =Poor = >75 dwellings/sensitive uses within 250m	B	2 dwellings south of Longlane Shute South of Site. 2 dwellings adjacent to north-west of site	General amenity exclusion zone	Magic Website	Air Quality and Health Population
Proximity to waste arisings and waste growth	To minimise the distance between existing and future waste generation locations and waste management facilities.	Proximity to areas of need for waste management facilities.	A = >50,000 residents within 5km C = 10,000 – 50,000 residents within 5km E = <10,000 residents within 5km	C	Within 5 Km of approx. 30,000 residents (largely Newport of 24,000)		Magic website	Population Waste

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Air Quality	To avoid any potential impact upon air quality	Potential AQMA – Fairlee Road, Newport	A = haul route is unlikely to use Fairlee Road E = haul route is likely to use Fairlee Road	A	Unlikely to use Fairlee Road		Magic Website	Air Quality and Health
Deliverability	To ensure site is physically large enough to accommodate facilities.	Area of site	A = Site is greater than 2ha C = Site is greater or equal to 1ha but <2ha E = Site is less than 1ha	A	Site is 23.61ha		Magic website	Soil, geology and land use
	To secure an available site	Site ownership	A = Council owned land B = part owned by Council C = Potential for negotiation E = Compulsory Purchase Order likely	A	Owned by IOW Council		IOW Council	
	To reduce planning risk	Local Plan Allocations	A = Allocated in UDP for waste use C = no allocation for waste but other compatible allocation/land use E = Allocated for incompatible use (housing etc)	A	Site is allocated a proposed landfill site		Local Plan	

Exclusionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan.	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	A	No allocations within 1Km		Local Plans	Soil, geology and land use
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km B = Between 3 - 5km C = <3km and > 1km D = within 1km of the site E = Within the site boundary	C	Briddlesford Copses SAC 1.2Km Northeast of site Solent Maritime SAC 3.1 Km Northwest		Magic website	Biodiversity, flora and fauna
		SPAs		B	Solent & Southampton Water SPA 3.1 Km Northwest			
		Ramsar		B	Solent & Southampton Water Ramsar 3.1Km Northwest			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km B = Between 2 – 3km C = <2km greater than or equal to 500m D =within 500m/ Adjacent to site E = Within the site	C	Arreton Down SSSI 900m Southeast of site Briddlesford Copses SSSI 1.3Km Northeast Shide Quarry SSSI 2.2Km West Medina Estuary 3Km Northwest		Magic website	Biodiversity, flora and fauna
		NNRs		A	None within 5Km			
Landscape and Visual	To prevent development on Sites of International/National importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	D	AONB located on east side of site and directly adjacent to site's south boundary.		Magic website	Landscape, archaeology and heritage

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Local distinctiveness, character and quality of life .	To prevent development on sites or structures of national importance.	Scheduled Ancient Monuments (SAM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	B	Downend Roman Villa SAM 900m southeast of site Bowl Barrow SAM 1.1Km Southeast A further Bowl Barrow 1.5km Southeast Carisbrook Castle 4Km West Carisbrook Roman Villa 4.4Km West		Magic website	Landscape, archaeology and heritage
		Grade I Listed Buildings/Historic Parks and Gardens.		A	A grade I listed building is located 1.1Km South of site			
		Grade II* Listed Buildings/Historic Parks and Gardens		A	No Grade II* listed buildings within 2Km of site			
		Historic Battlefields/parks and Gardens		A	None within 1Km			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Airfield Safeguarding Zones	To prevent development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Site approx. 6.6Km west of Sandown Airport		Magic website / Council	Soil, geology and land use

Discretionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C site is within grade 3 E = site is within grades 1,2	C	Grade 3/4		Magic website	Soil, geology and land use, Material assets
Nature Conservation	To consider the effect of development on identified sites of	Local nature reserves	A = >2km from designations B = >1km from designation	A	Shide Chalk Pit 2.2Km west of site Dodnor Creek 3.9Km Northwest		Magic website, Local plan	Biodiversity, flora and fauna

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	county/local importance	Ancient Woodland	C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	D	Ancient & Semi-Natural Woodland 200m West of Site Staplers Copse Ancient & Semi-Natural Woodland 300m Northwest Ancient & Semi-Natural Woodland 800m South Ancient & Semi-Natural Woodland 1.4Km Southwest Vicarage Copse 1.5Km Ancient & Semi-Natural Woodland Northeast Combley Great Wood 900m Ancient & Repaired Woodland East Moor Wood 1.5Km Ancient & Repaired Woodland Northeast			
		Regionally important geological sites		A	None within 2Km			
		Sites of Importance for Nature Conservation		D	SINC's adjacent to site on both its northwest and east borders			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Landscape and visual	To prevent development on sites of National importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	A	None within 5Km of site		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life	To prevent development on sites or structures of local importance	Conservation Areas.	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	C	CA 1Km south of site		Magic website	Landscape, archaeology and heritage
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A = Site in flood zone 1. C =Site is in flood zone 2 D = Site is in Flood risk Zone 3a E = Site in flood zone 3b	A	Site located in flood zone 1 No flood risk outlined in SFRA		Isle of Wight SFRA	Water, Climatic factors

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	A	Site is not located within a SPZ		Isle of Wight SFRA	Water, Climatic factors
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	C	Eastern sector of site is located in a minor aquifer high vulnerability zone. The western sector of the site is located in a minor aquifer low vulnerability zone.		GIS mapping	Water, Climatic factors

Built Facilities Site Assessment Form

Site Name: IOW11 – Sewage Works, Fairlee

Grid Ref. – SZ 507 911

Type of land use	Yes/No
Previously Developed Land	Part of site previously developed
Industrial areas.	Yes
Existing waste management facilities.	Yes (Waste Water)
Existing minerals sites	No
Historic Waste sites	No
Historic Minerals sites	No

Positive Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land use	To maximise the use of brownfield land and redundant buildings.	Land previously/currently developed and existing redundant buildings	A = vacant PDL/buildings C = developed site still in use E = Greenfield site	C	Developed site still in use although may be set to close		Local Plan, UDP proposals map	Soil, geology and land use
Economic	To stimulate economic revival in priority regeneration areas	Proximity to deprived wards and regeneration areas - Pan, Newport Central, Sandown North, Sandown South and Shanklin South, Cowes Medina, East Cowes West and Cowes Central, St Johns West	A = Site is within a deprived ward or regeneration area C = site is within the boundary of a settlement with deprived wards or regeneration areas E = site is outside deprived wards and settlements with deprived wards/ regeneration areas.	E	Site located in Fairlee Ward		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk	Economic performance & Employment

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%.	D	Fairlee ward has an unemployment rate of 5.8%		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk Labour Supply: Economically active (2001) All people, Unemployed	Economic performance & Employment
Traffic and Transportation	To promote sustainable forms of transport	Proximity to wharfs or rail sidings	A = existing siding/wharf in industrial use C = adjacent to wharf/railway E = no rail or water opportunities close by	C	Site located on River Medina		Magic website / Local Highways Authority	Access
	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	Deemed acceptable by Highways Authority		Magic website / Local Highways Authority opinion	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN E = likely routeing passes through settlements and sensitive land use areas.	A	Likely routing avoids settlements and uses SRN		Magic website / Local Highways Authority	Access
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = < 500m from SRN B=>500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	A	SRN approx. 400m East of Site		Magic website / Local Highways Authority	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = 0 dwellings/sensitive uses within 250m B = <25 dwellings/sensitive uses within 250m C = 25 -50 dwellings/sensitive uses within 250, D = 51-75 dwellings/sensitive uses within 250m E =Poor = >75 dwellings/sensitive uses within 250m	A	0 dwellings/sensitive uses within 250m	General amenity exclusion zone	Magic Website	Air Quality and Health Population
Proximity to waste arisings and waste growth	To minimise the distance between existing and future waste generation locations and waste management facilities.	Proximity to areas of need for waste management facilities.	A = >50,000 residents within 5km C = 10,000 – 50,000 residents within 5km E = <10,000 residents within 5km	C	Within 5Km of 43,000 residents (24,000 Newport, 19,000 Cowes & East Cowes)		Magic website	Population Waste

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Air Quality	To avoid any potential impact upon air quality	Potential AQMA – Fairlee Road, Newport	A = haul route is unlikely to use Fairlee Road E = haul route is likely to use Fairlee Road	E	Haul route is likely to use Fairlee Road		Magic Website	Air Quality and Health
Deliverability	To ensure site is physically large enough to accommodate facilities.	Area of site	A = Site is greater than 2ha C = Site is greater or equal to 1ha but <2ha E = Site is less than 1ha	A	Site is 6.77ha		Magic website	Soil, geology and land use
	To secure an available site	Site ownership	A = Council owned land B = part owned by Council C = Potential for negotiation E = Compulsory Purchase Order likely	C	Owned by Southern Water		IOW Council	
	To reduce planning risk	Local Plan Allocations	A = Allocated in UDP for waste use C = no allocation for waste but other compatible allocation/land use E = Allocated for incompatible use (housing etc)	A	Allocated waste water site		Local Plan	

Exclusionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan.	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	C	Housing Development Site 600m West Tourist Development Area 800m North		Local Plans	Soil, geology and land use
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km B = Between 3 - 5km C = <3km and > 1km D = within 1km of the site E = Within the site boundary	D	Solent Maritime SAC Immediately adjacent to site's west boundary		Magic website	Biodiversity, flora and fauna
		SPAs		D	Solent & Southampton Water SPA Immediately adjacent to site's west boundary			
		Ramsar		D	Solent & Southampton Water Ramsar Immediately adjacent to site's west boundary			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km B = Between 2 – 3km C = <2km greater than or equal to 500m D =within 500m/ Adjacent to site E = Within the site	D	Medina Estuary SSSI Immediately adjacent to site's west boundary and provides small proportion of site King's Quay Shore SSSI 2.8Km Northeast Bridelsford Copses SSSI 3.4Km East		Magic website	Biodiversity, flora and fauna
		NNRs		A	None within 5Km			
Landscape and Visual	To prevent development on Sites of International/National importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	B	AONB 3Km North of Site		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life .	To prevent development on sites or structures of national importance.	Scheduled Ancient Monuments (SAM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the	A	None within 2Km		Magic website	Landscape, archaeology and heritage
		Grade I Listed Buildings/Historic Parks and Gardens.		A	A Grade I listed building is located 1.9Km Northwest of site			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
		Grade II* Listed Buildings/Historic Parks and Gardens	site boundary E = Within the site	A	No grade II* listed buildings within 2Km			
		Historic Battlefields/parks and Gardens		A	None within 1Km			
Airfield Safeguarding Zones	To prevent development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Site approx. 10Km Northwest of Sandown Airfield		Magic website / Council	Soil, geology and land use

Discretionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C site is within grade 3 E = site is within grades 1,2	C	Site partly located on grade 3 agricultural land		Magic website	Soil, geology and land use, Material assets
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	D	Dodnor Creek LNR 250m Northwest of site		Magic website, Local plan	Biodiversity, flora and fauna
		Ancient Woodland		C	Blackbush Copse Ancient Replanted Woodland 400m Northeast of site Dickson Copse Ancient & Semi-Natural Woodland 600m west Fattingpark Copse Ancient & Semi-Natural Woodland 1.6Km east Little Werrar Wood Ancient & Semi-Natural Woodland 1.1Km Northwest			
		Regionally important geological sites		A	None within 2Km			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
		Sites of Importance for Nature Conservation		D	SINC 350m Northeast of site			
Landscape and visual	To prevent development on sites of National importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	A	No heritage coasts within 5 Km		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life	To prevent development on sites or structures of local importance	Conservation Areas.	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	A	No conservation areas within 2Km		Magic website	Landscape, archaeology and heritage
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A = Site in flood zone 1. C =Site is in flood zone 2 D = Site is in Flood risk Zone 3a E = Site in flood zone 3b	A	Located in flood zone 1 No flood risk outlined in SFRA		Isle of Wight SFRA	Water, Climatic factors

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	A	Site not located within a SPZ		Isle of Wight SFRA	Water, Climatic factors
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	C	Site is located in a minor aquifer low vulnerability zone.		GIS mapping	Water, Climatic factors

Built Facilities Site Assessment Form

Site Name: IOW14 - Lynnbottom

Grid Ref. – SZ 534 884

Type of land use	Yes/No
Previously Developed Land	No
Industrial areas.	Yes
Existing waste management facilities.	Adjacent
Existing minerals sites	No
Historic Waste sites	Yes
Historic Minerals sites	No

Positive Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land use	To maximise the use of brownfield land and redundant buildings.	Land previously/currently developed and existing redundant buildings	A = vacant PDL/buildings C = developed site still in use E = Greenfield site	E	Greenfield, restored landfill		Local Plan, UDP proposals map	Soil, geology and land use
Economic	To stimulate economic revival in priority regeneration areas	Proximity to deprived wards and regeneration areas - Pan, Newport Central, Sandown North, Sandown South and Shanklin South, Cowes Medina, East Cowes West and Cowes Central, St Johns West	A = Site is within a deprived ward or regeneration area C = site is within the boundary of a settlement with deprived wards or regeneration areas E = site is outside deprived wards and settlements with deprived wards/ regeneration areas.	E	Site located in Fairlee Ward		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk	Economic performance & Employment

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%.	D	Fairlee ward has an unemployment rate of 5.8%		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk Labour Supply: Economically active (2001) All people, Unemployed	Economic performance & Employment
Traffic and Transportation	To promote sustainable forms of transport	Proximity to wharfs or rail sidings	A = existing siding/wharf in industrial use C = adjacent to wharf/railway E = no rail or water opportunities close by	E	River Medina 3.4Km West		Magic website / Local Highways Authority	Access
	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	Deemed acceptable by Highway Authority		Magic website / Local Highways Authority opinion	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN E = likely routeing passes through settlements and sensitive land use areas.	C	Likely routing uses SRN but may go through Newport		Magic website / Local Highways Authority	Access
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = < 500m from SRN B=>500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	A	SRN is located directly adjacent to east of site		Magic website / Local Highways Authority	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = 0 dwellings/sensitive uses within 250m B = <25 dwellings/sensitive uses within 250m C = 25 -50 dwellings/sensitive uses within 250, D = 51-75 dwellings/sensitive uses within 250m E =Poor = >75 dwellings/sensitive uses within 250m	A	2 dwellings approx. 300m South of Site	General amenity exclusion zone	Magic Website	Air Quality and Health Population
Proximity to waste arisings and waste growth	To minimise the distance between existing and future waste generation locations and waste management facilities.	Proximity to areas of need for waste management facilities.	A = >50,000 residents within 5km C = 10,000 – 50,000 residents within 5km E = <10,000 residents within 5km	C	Within 5 Km of approx. 30,000 residents (largely Newport of 24,000)		Magic website	Population Waste

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Air Quality	To avoid any potential impact upon air quality	Potential AQMA – Fairlee Road, Newport	A = haul route is unlikely to use Fairlee Road E = haul route is likely to use Fairlee Road	A	Unlikely to use Fairlee Road		Magic Website	Air Quality and Health
Deliverability	To ensure site is physically large enough to accommodate facilities.	Area of site	A = Site is greater than 2ha C = Site is greater or equal to 1ha but <2ha E = Site is less than 1ha	A	Site is 18.53ha		Magic website	Soil, geology and land use
	To secure an available site	Site ownership	A = Council owned land B = part owned by Council C = Potential for negotiation E = Compulsory Purchase Order likely	A	Council-owned site		IOW Council	
	To reduce planning risk	Local Plan Allocations	A = Allocated in UDP for waste use C = no allocation for waste but other compatible allocation/land use E = Allocated for incompatible use (housing etc)	A	Old landfill, no allocation		Local Plan	

Exclusionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan.	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	A	No allocations within 1Km		Local Plans	Soil, geology and land use
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km B = Between 3 - 5km C = <3km and > 1km D = within 1km of the site E = Within the site boundary	D	Briddlesford Copses SAC 700m Northeast of site Solent Maritime SAC 3.6 Km Northwest		Magic website	Biodiversity, flora and fauna
		SPAs		B	Solent & Southampton Water SPA 3.6 Km Northwest			
		Ramsar		B	Solent & Southampton Water Ramsar 3.6Km Northwest			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km B = Between 2 – 3km C = <2km greater than or equal to 500m D =within 500m/ Adjacent to site E = Within the site	C	Arreton Down SSSI 800m South of site Briddlesford Copses SSSI 600m Northeast Shide Quarry SSSI 2.6Km West		Magic website	Biodiversity, flora and fauna
		NNRs		A	None within 5Km			
Landscape and Visual	To prevent development on Sites of International/National importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	E	Site located in AONB		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life .	To prevent development on sites or structures of national importance.	Scheduled Ancient Monuments (SAM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	C	Downend Roman Villa SAM 500m south of site Bowl Barrow SAM 800m South A further Bowl Barrow 1.1Km Southeast		Magic website	Landscape, archaeology and heritage
		Grade I Listed Buildings/Historic Parks and Gardens.		A	One grade I listed building 1.4Km south of site			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
		Grade II* Listed Buildings/Historic Parks and Gardens		A	No Grade II* listed buildings within 2Km			
		Historic Battlefields/parks and Gardens		A	None within 1Km			
Airfield Safeguarding Zones	To prevent development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Site approx. 6Km West of Sandown Airfield		Magic website / Council	Soil, geology and land use

Discretionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C = site is within grade 3 E = site is within grades 1,2	C	Grade 3/4		Magic website	Soil, geology and land use, Material assets
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	A	Shide Chalk Pit 2.6Km west of site		Magic website, Local plan	Biodiversity, flora and fauna
		Ancient Woodland		D	Combley Great Wood Ancient & Repaired Woodland 350m East of the site Chillingwood Copse Ancient & Repaired Woodland 1.3Km East Ancient & Semi-Natural Woodland 1.1Km Southwest of Site Staplers Copse Ancient & Semi-Natural Woodland 700m Northwest Ancient & Semi-Natural Woodland 700m West			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
		Regionally important geological sites		A	None within 2Km			
		Sites of Importance for Nature Conservation		D	SINC's adjacent to site on both its north and west borders			
Landscape and visual	To prevent development on sites of National importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	A	No corridors within 1Km		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life	To prevent development on sites or structures of local importance	Conservation Areas.	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	B	CA 1.3Km South of site		Magic website	Landscape, archaeology and heritage
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A = Site in flood zone 1. C =Site is in flood zone 2 D = Site is in Flood risk Zone 3a E = Site in flood zone 3b	A	None of site is located on or near to a floodplain No flood risk outlined in SFRA		Isle of Wight SFRA	Water, Climatic factors

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	A	Site is not located within a SPZ		Isle of Wight SFRA	Water, Climatic factors
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	C	The eastern sector of the site is located in a minor aquifer high vulnerability zone. The western sector of site is located in a minor aquifer low vulnerability zone.		GIS mapping	Water, Climatic factors

Built Facilities Site Assessment Form

Site Name: IOW15 - Lynn Plantation Landfill

Grid Ref. – SZ 537 882

Type of land use	Yes/No
Previously Developed Land	No
Industrial areas.	Yes
Existing waste management facilities.	Yes – inert landfill
Existing minerals sites	No
Historic Waste sites	Yes
Historic Minerals sites	Potentially

Positive Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land use	To maximise the use of brownfield land and redundant buildings.	Land previously/currently developed and existing redundant buildings	A = vacant PDL/buildings C = developed site still in use E = Greenfield site	E	Site used for landfill Likely to have restoration conditions		Local Plan, UDP proposals map	Soil, geology and land use
Economic	To stimulate economic revival in priority regeneration areas	Proximity to deprived wards and regeneration areas - Pan, Newport Central, Sandown North, Sandown South and Shanklin South, Cowes Medina, East Cowes West and Cowes Central, St Johns West	A = Site is within a deprived ward or regeneration area C = site is within the boundary of a settlement with deprived wards or regeneration areas E = site is outside deprived wards and settlements with deprived wards/ regeneration areas.	E	Site located in Fairlee Ward		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk	Economic performance & Employment

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%.	D	Fairlee ward has an unemployment rate of 5.8%		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk Labour Supply: Economically active (2001) All people, Unemployed	Economic performance & Employment
Traffic and Transportation	To promote sustainable forms of transport	Proximity to wharfs or rail sidings	A = existing siding/wharf in industrial use C = adjacent to wharf/railway E = no rail or water opportunities close by	E	River Medina 3.7Km West		Magic website / Local Highways Authority	Access
	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	Deemed acceptable by Highways Authority		Magic website / Local Highways Authority opinion	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN E = likely routeing passes through settlements and sensitive land use areas.	C	Likely routing uses SRN but may go through Newport		Magic website / Local Highways Authority	Access
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = < 500m from SRN B=>500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	A	SRN is directly adjacent to the west of site		Magic website / Local Highways Authority	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = 0 dwellings/sensitive uses within 250m B = <25 dwellings/sensitive uses within 250m C = 25 -50 dwellings/sensitive uses within 250, D = 51-75 dwellings/sensitive uses within 250m E =Poor = >75 dwellings/sensitive uses within 250m	B	1 dwelling directly adjacent to east of site 3 dwellings approx. 200m east of site	General amenity exclusion zone	Magic Website	Air Quality and Health Population
Proximity to waste arisings and waste growth	To minimise the distance between existing and future waste generation locations and waste management facilities.	Proximity to areas of need for waste management facilities.	A = >50,000 residents within 5km C = 10,000 – 50,000 residents within 5km E = <10,000 residents within 5km	C	Within 5 Km of approx. 30,000 residents (largely Newport of 24,000)		Magic website	Population Waste

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Air Quality	To avoid any potential impact upon air quality	Potential AQMA – Fairlee Road, Newport	A = haul route is unlikely to use Fairlee Road E = haul route is likely to use Fairlee Road	A	Haul route is unlikely to use Fairlee Road		Magic Website	Air Quality and Health
Deliverability	To ensure site is physically large enough to accommodate facilities.	Area of site	A = Site is greater than 2ha C = Site is greater or equal to 1ha but <2ha E = Site is less than 1ha	A	Site is 8.39ha		Magic website	Soil, geology and land use
	To secure an available site	Site ownership	A = Council owned land B = part owned by Council C = Potential for negotiation E = Compulsory Purchase Order likely	C	Privately owned		IOW Council	
	To reduce planning risk	Local Plan Allocations	A = Allocated in UDP for waste use C = no allocation for waste but other compatible allocation/land use E = Allocated for incompatible use (housing etc)	C	No allocation. Previously used for landfill		Local Plan	

Exclusionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan.	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	A	No allocations within 1Km		Local Plans	Soil, geology and land use
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km B = Between 3 - 5km C = <3km and > 1km D = within 1km of the site E = Within the site boundary	C	Briddlesford Copses SAC 600m Northeast of site Solent Maritime SAC 3.8 Km Northwest		Magic website	Biodiversity, flora and fauna
		SPAs		B	Solent & Southampton Water SPA 3.8 Km Northwest			
		Ramsar		B	Solent & Southampton Water Ramsar 3.8Km Northwest			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km B = Between 2 – 3km C = <2km greater than or equal to 500m D =within 500m/ Adjacent to site E = Within the site	C	Arreton Down SSSI 700m South of site Briddlesford Copses SSSI 450m Northeast Shide Quarry SSSI 2.7Km West		Magic website	Biodiversity, flora and fauna
		NNRs		A	None within 5Km			
Landscape and Visual	To prevent development on Sites of International/National importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	E	Site located in AONB		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life .	To prevent development on sites or structures of national importance.	Scheduled Ancient Monuments (SAM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	C	Downend Roman Villa SAM 300m south of site Bowl Barrow SAM 700m South A further Bowl Barrow 900m Southeast		Magic website	Landscape, archaeology and heritage
		Grade I Listed Buildings/Historic Parks and Gardens.		A	One grade I listed building located 1.3Km south of site			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
		Grade II* Listed Buildings/Historic Parks and Gardens		A	No grade II* listed buildings within 2Km			
		Historic Battlefields/parks and Gardens		A	None within 1Km			
Airfield Safeguarding Zones	To prevent development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Site approx. 6Km West of Sandown Airfield		Magic website / Council	Soil, geology and land use

Discretionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C site is within grade 3 E = site is within grades 1,2	C	Grade 3/4		Magic website	Soil, geology and land use, Material assets
Nature Conservation	To consider the effect of	Local nature reserves	A = >2km from designations	A	Shide Chalk Pit 2.8Km west of site		Magic website, Local plan	Biodiversity, flora and fauna

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	development on identified sites of county/local importance	Ancient Woodland	B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	D	Combley Great Wood Ancient & Repaired Woodland is immediately adjacent to the East of the site Chillingwood Copse Ancient & Repaired Woodland 1Km East Ancient & Semi-Natural Woodland 1.2Km Southwest of Site Staplers Copse Ancient & Semi-Natural Woodland 1.1Km Northwest Ancient & Semi-Natural Woodland 1.1Km West			
		Regionally important geological sites		A	None within 2Km			
		Sites of Importance for Nature Conservation		D	SINC's adjacent to site on both its north and east borders			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Landscape and visual	To prevent development on sites of National importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	A	None within 5Km of site		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life	To prevent development on sites or structures of local importance	Conservation Areas.	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	B	CA 1.1Km South of site		Magic website	Landscape, archaeology and heritage
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A = Site in flood zone 1. C =Site is in flood zone 2 D = Site is in Flood risk Zone 3a E = Site in flood zone 3b	A	Site in flood zone 1 No flood risk outlined in SFRA		Isle of Wight SFRA	Water, Climatic factors

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	A	Site is not located within a SPZ		Isle of Wight SFRA	Water, Climatic factors
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	C	Eastern sector of site is located in minor aquifer low vulnerability zone. The western sector of the site is located in a minor aquifer high vulnerability zone.		GIS mapping	Water, Climatic factors

Built Facilities Site Assessment Form

Site Name: IOW16 North Fairlee Farm

Grid Ref. – SZ 510 912

Type of land use	Yes/No
Previously Developed Land	Yes
Industrial areas.	Yes
Existing waste management facilities.	Yes
Existing minerals sites	No
Historic Waste sites	No
Historic Minerals sites	No

Positive Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land use	To maximise the use of brownfield land and redundant buildings.	Land previously/currently developed and existing redundant buildings	A = vacant PDL/buildings C = developed site still in use E = Greenfield site	C	Developed site still in use as transfer station		Local Plan, UDP proposals map	Soil, geology and land use
Economic	To stimulate economic revival in priority regeneration areas	Proximity to deprived wards and regeneration areas - Pan, Newport Central, Sandown North, Sandown South and Shanklin South, Cowes Medina, East Cowes West and Cowes Central, St Johns West	A = Site is within a deprived ward or regeneration area C = site is within the boundary of a settlement with deprived wards or regeneration areas E = site is outside deprived wards and settlements with deprived wards/ regeneration areas.	E	Site is located in Fairlee Ward		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk	Economic performance & Employment

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%.	D	Fairlee Ward has an unemployment rate of 5.8%		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk Labour Supply: Economically active (2001) All people, Unemployed	Economic performance & Employment
Traffic and Transportation	To promote sustainable forms of transport	Proximity to wharfs or rail sidings	A = existing siding/wharf in industrial use C = adjacent to wharf/railway E = no rail or water opportunities close by	D	River Medina 300m West of Site		Magic website / Local Highways Authority	Access
	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	Deemed acceptable by Highways Authority		Magic website / Local Highways Authority opinion	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN E = likely routeing passes through settlements and sensitive land use areas.	C	Likely routing uses SRN but may g through North Newport & East Cowes		Magic website / Local Highways Authority	Access
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = < 500m from SRN B=>500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	A	SRN 200m Southeast of Site		Magic website / Local Highways Authority	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = 0 dwellings/sensitive uses within 250m B = <25 dwellings/sensitive uses within 250m C = 25 -50 dwellings/sensitive uses within 250, D = 51-75 dwellings/sensitive uses within 250m E =Poor = >75 dwellings/sensitive uses within 250m	A	4 dwellings within 250m	General amenity exclusion zone	Magic Website	Air Quality and Health Population
Proximity to waste arisings and waste growth	To minimise the distance between existing and future waste generation locations and waste management facilities.	Proximity to areas of need for waste management facilities.	A = >50,000 residents within 5km C = 10,000 – 50,000 residents within 5km E = <10,000 residents within 5km	C	Within 5Km of 43,000 residents (24,000 Newport, 19,000 Cowes & East Cowes)		Magic website	Population Waste

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Air Quality	To avoid any potential impact upon air quality	Potential AQMA – Fairlee Road, Newport	A = haul route is unlikely to use Fairlee Road E = haul route is likely to use Fairlee Road	E	Haul route is likely to use Fairlee Road		Magic Website	Air Quality and Health
Deliverability	To ensure site is physically large enough to accommodate facilities.	Area of site	A = Site is greater than 2ha C = Site is greater or equal to 1ha but <2ha E = Site is less than 1ha	C	Site is 1.28ha		Magic website	Soil, geology and land use
	To secure an available site	Site ownership	A = Council owned land B = part owned by Council C = Potential for negotiation E = Compulsory Purchase Order likely	C	Privately owned. Landowner – 'Foss'		IOW Council	
	To reduce planning risk	Local Plan Allocations	A = Allocated in UDP for waste use C = no allocation for waste but other compatible allocation/land use E = Allocated for incompatible use (housing etc)	C	Site isn't allocated but has EA waste management license		Local Plan	

Exclusionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan.	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	C	Housing Development Site 550m West Tourist Development Area 1.1Km North		Local Plans	Soil, geology and land use
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km B = Between 3 - 5km C = <3km and > 1km D = within 1km of the site E = Within the site boundary	D	Solent Maritime SAC 300m West of Site		Magic website	Biodiversity, flora and fauna
		SPAs		D	Solent & Southampton Water SPA 300m West of Site			
		Ramsar		D	Solent & Southampton Water SSSI 300m West of Site			
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km B = Between 2 – 3km C = <2km greater than or equal to 500m D =within 500m/ Adjacent to site	D	Medina Estuary SSSI 300m West of Site King's Quay Shore SSSI 2.4Km Northeast Bridelsford Copses SSSI 3Km East		Magic website	Biodiversity, flora and fauna

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
		NNRs	E = Within the site	A	None within 5Km			
Landscape and Visual	To prevent development on Sites of International/National importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	B	AONB 2.6Km North of Site		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life .	To prevent development on sites or structures of national importance.	Scheduled Ancient Monuments (SAM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	A	None within 2Km		Magic website	Landscape, archaeology and heritage
		Grade I Listed Buildings/Historic Parks and Gardens.		A	No Grade I listed buildings within 2Km of site			
		Grade II* Listed Buildings/Historic Parks and Gardens		A	No Grade II* listed buildings within 2Km of site			
		Historic Battlefields/parks and Gardens		A	None within 1Km			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Airfield Safeguarding Zones	To prevent development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Site approx. 10.5Km Northwest of Sandown Airport		Magic website / Council	Soil, geology and land use

Discretionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C site is within grade 3 E = site is within grades 1,2	C	Grade 3		Magic website	Soil, geology and land use, Material assets
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	C	Dodnor Creek LNR 600m West of site		Magic website, Local plan	Biodiversity, flora and fauna
		Ancient Woodland		D	Blackbush Copse Ancient Replanted Woodland under 100m North of site Dickson Copse Ancient & Semi-Natural Woodland 900m West Fattingpark Copse Ancient & Semi-Natural Woodland 1.3Km east Little Werrar Wood Ancient & Semi-Natural Woodland 1.2Km Northwest			
		Regionally important geological sites		A	None within 2Km			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
		Sites of Importance for Nature Conservation		D	SINC adjacent to site's north border			
Landscape and visual	To prevent development on sites of National importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	A	No heritage coasts within 5 Km		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life	To prevent development on sites or structures of local importance	Conservation Areas.	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	A	No conservation areas within 2Km		Magic website	Landscape, archaeology and heritage
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A = Site in flood zone 1. C =Site is in flood zone 2 D = Site is in Flood risk Zone 3a E = Site in flood zone 3b	A	Site in flood zone 1 No flood risk outlined in SFRA		Isle of Wight SFRA	Water, Climatic factors

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	A	Site not located within a SPZ		Isle of Wight SFRA	Water, Climatic factors
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	C	Site located in a minor aquifer low vulnerability zone.		GIS mapping	Water, Climatic factors

Landfill Site Assessment Form

Site Name: LF3 – West Standen Farm

Grid Ref. – SZ 509-876

Type of land use	Yes/No
Existing landfill site	No
Existing minerals site	Yes
Historic landfill site	No

Positive Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Economic	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%	D	4.1% of Ward unemployed		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk Labour Supply: Economically active (2001) All people, Unemployed	Economic performance & Employment
Traffic and Transportation	To promote sustainable forms of transport	Proximity to wharfs or rail sidings	A = existing siding/wharf in industrial use C = adjacent to wharf/railway E = no rail or water opportunities close Aby	E	River Medina 2.2Km North of Site		Magic website / Local Highways Authority	Access
	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	C	Deemed suitable by Highways Authority only if access is by Bardon Aggregates St Georges Down Site		Magic website / Local Highways Authority opinion	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN E = likely routeing passes through settlements and sensitive land use areas.	E	Routing may go through South Newport and doesn't use SRN all the journey		Magic website / Local Highways Authority	Access
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = < 500m from SRN B= < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	B	SRN 900m Northwest of Site		Magic website / Local Highways Authority	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = 0 dwellings/sensitive uses within 250m B = <25 dwellings/sensitive uses within 250m C = 25 -50 dwellings/sensitive uses within 250, D = 51-75 dwellings/sensitive uses within 250m E = Poor = >75 dwellings/sensitive uses within 250m	B	1 dwelling within 250m	General amenity exclusion zone	Magic Website	Air Quality and Health Population
Proximity to waste arisings and waste growth	To minimise the distance between existing and future waste generation locations and waste management facilities.	Proximity to areas of need for waste management facilities.	A = >50,000 residents within 5km C = 10,000 – 50,000 residents within 5km E = <10,000 residents within 5km	C	Within 5 Km of approx. 30,000 residents (largely Newport of 24,000)		Magic website	Population Waste

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Air Quality	To avoid any potential impact upon air quality	Potential AQMA – Fairlee Road, Newport	A = haul route is unlikely to use Fairlee Road E = haul route is likely to use Fairlee Road	A	Haul route is unlikely to use Fairlee Road		Magic Website	Air Quality and Health
Deliverability	To ensure site is physically large enough to accommodate facilities.	Area of site	A = Site is greater than 10ha C = Site is greater or equal to 5ha E = Site is less than 5ha	E	Site is 2.1ha		Magic website	Soil, geology and land use
	To secure an available site	Site ownership	A = Council owned land C = Potential for negotiation E = Compulsory Purchase Order likely	C	Privately owned		IOW Council	
	To reduce planning risk	Local Plan Allocations	A = Allocated in UDP for waste use C = no allocation for waste but other compatible allocation E = Allocated for incompatible use (housing etc)	C	Allocated as a mineral site and part of a larger proposed mineral site		Local Plan	

Exclusionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan.	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	C	Tourist Development Area 900m North of site Employment Site 1Km North		Local Plans	Soil, geology and land use
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km B = Between 3 - 5km C = <3km and > 1km D = within 1km of the site E = Within the site boundary	C	Solent Maritime SAC 2.5Km North		Magic website	Biodiversity, flora and fauna
		SPAs		C	Solent & Southampton SPA 2.5Km North			
		Ramsar		C	Solent & Southampton Ramsar 2.5Km North			
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km B = Between 2 – 3km C = <2km - greater than or equal to 500m D =within 500m/ Adjacent to site E = Within the site	D	Shide Quarry SSSI 500m Northwest of site Arreton Down SSSI 2.3Km East Medina Estuary SSSI 2.5Km North		Magic website	Biodiversity, flora and fauna
		NNRs		A	None within 3Km			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Landscape and Visual	To prevent development on Sites of International/National importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	E	Site is located in AONB		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life .	To prevent development on sites or structures of national importance.	Scheduled Ancient Monuments (SAM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	A	Newport Roman Villa 1.3Km Northwest of Site Carrisbrook Castle 2Km West Bowl Barrow 2.5Km East		Magic website	Landscape, archaeology and heritage
		Grade I Listed Buildings/Historic Parks and Gardens.		A	A grade I listed building is located 1.7Km Northwest of site			
		Grade II* Listed Buildings/Historic Parks and Gardens		A	No grade II* listed buildings within 2Km			
		Historic Battlefields/parks and Gardens		A	None within 1Km from Site			
Airfield Safeguarding Zones	To prevent development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Site approx. 7km West of Sandown Airport		Magic website / Council	Soil, geology and land use

Discretionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C site is within grade 3 E = site is within grades 1,2	A	Not on grades 1-3		Magic website	Soil, geology and land use, Material assets
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	D	Shide Chalk Pit LNR 500m Northwest		Magic website, Local plan	Biodiversity, flora and fauna
		Ancient Woodland		C	Ancient & Semi-Natural Woodland 700m East of Site Ancient & Semi-Natural Woodland 1.5Km East Ancient & Semi-Natural Woodland 1.9Km Northeast Marvel Copse Ancient Replanted Woodland 1.1Km West			
		Regionally important geological sites		A	None within 2Km			
		Sites of Importance for Nature Conservation		C	SINC 350m South of Site SINC 600m East SINC 450m West			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
		Proximity to watercourses	A = >2km from watercourse B = >1km from watercourse C = 500m – 1km from watercourse D = within 500m from watercourse E = watercourse adjacent to the site	D	River Medina 540m west Stream located 400m Southeast of Site		Magic website, Local plan	Biodiversity, flora and fauna, Water
Landscape and visual	To prevent development on sites of National importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – 2kms D = Adjacent to site E = Within designation.	A	None within 5Km		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life	To prevent development on sites or structures of local importance	Conservation Areas.	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	B	CA 1.6Km North of Site CA 1.4Km West		Magic website	Landscape, archaeology and heritage

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A= site is in flood zone 1 B= > 50% flood risk zone 2/ <50% flood risk zone 1 C- site is in flood zone 2 D = site is partially in flood zone 3 E = site is in flood zone 3	A	Site in flood zone 1 No flood risk is outlined in the SFRA		Isle of Wight SFRA	Water, Climatic factors
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)	A = Site is not located within a SPZ C = Site is located within total catchment area D = Site is located within SPZ 2 (outer zone) E = Site is located within SPZ 1 (inner zone).	A	Site not located within a SPZ		Isle of Wight SFRA	Water, Climatic factors
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	E	Site is located in a major aquifer and therefore a high vulnerability zone		GIS mapping	Water, Climatic factors

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Geo technical suitability	To prevent development on areas that are considered unstable/vulnerable	Groundwater resources Historic landuses	A = site characteristics are favourable C = site is moderately sensitive E = site is highly sensitive	E	Major aquifer Area of high groundwater vulnerability Spring fed streams River Medina, acts as surface water receptor		Landfill site risk assessment	Waste, Water, Soil, geology and land use

Landfill Site Assessment Form

Site Name: LF5 – Duxmore Quarry

Grid Ref. – SZ 550 874

Type of land use	Yes/No
Existing landfill site	No
Existing minerals site	Yes
Historic landfill site	No

Positive Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Economic	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%	D	Unemployment rate in ward 5.8%		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk Labour Supply: Economically active (2001) All people, Unemployed	Economic performance & Employment
Traffic and Transportation	To promote sustainable forms of transport	Proximity to wharfs or rail sidings	A = existing siding/wharf in industrial use C = adjacent to wharf/railway E = no rail or water opportunities close Aby	E	None within 3Km		Magic website / Local Highways Authority	Access
	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	C	Deemed acceptable by Highways Authority, providing access is upgraded		Magic website / Local Highways Authority opinion	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN E = likely routeing passes through settlements and sensitive land use areas.	C	Likely routing uses the SRN		Magic website / Local Highways Authority	Access
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = < 500m from SRN B= < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	A	SRN 180m South		Magic website / Local Highways Authority	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = 0 dwellings/sensitive uses within 250m B = <25 dwellings/sensitive uses within 250m C = 25 -50 dwellings/sensitive uses within 250, D = 51-75 dwellings/sensitive uses within 250m E = Poor = >75 dwellings/sensitive uses within 250m	A	0 dwellings within 250m	General amenity exclusion zone	Magic Website	Air Quality and Health Population
Proximity to waste arisings and waste growth	To minimise the distance between existing and future waste generation locations and waste management facilities.	Proximity to areas of need for waste management facilities.	A = >50,000 residents within 5km C = 10,000 – 50,000 residents within 5km E = <10,000 residents within 5km	C	Within 5 Km of approx. 30,000 residents (largely Newport of 24,000)		Magic website	Population Waste

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Air Quality	To avoid any potential impact upon air quality	Potential AQMA – Fairlee Road, Newport	A = haul route is unlikely to use Fairlee Road E = haul route is likely to use Fairlee Road	A	Haul route is unlikely to use Fairlee Road		Magic Website	Air Quality and Health
Deliverability	To ensure site is physically large enough to accommodate facilities.	Area of site	A = Site is greater than 10ha C = Site is greater or equal to 5ha E = Site is less than 5ha	E	Site is 1.99ha		Magic website	Soil, geology and land use
	To secure an available site	Site ownership	A = Council owned land C = Potential for negotiation E = Compulsory Purchase Order likely	C	Privately owned		IOW Council	
	To reduce planning risk	Local Plan Allocations	A = Allocated in UDP for waste use C = no allocation for waste but other compatible allocation E = Allocated for incompatible use (housing etc)	C	Site is allocated for mineral use		Local Plan	

Exclusionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan.	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	A	None within 1Km		Local Plans	Soil, geology and land use
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km B = Between 3 - 5km C = <3km and > 1km D = within 1km of the site E = Within the site boundary	C	Briddlesford Copses SAC 1.4Km North of Site		Magic website	Biodiversity, flora and fauna
		SPAs		B	Solent & Southampton SPA 4.5Km North of Site			
		Ramsar		B	Solent & Southampton Ramsar 4.5Km North of Site			
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km B = Between 2 – 3km C = <2km - greater than or equal to 500m D =within 500m/ Adjacent to site	D	Briddlesford Copses SSSI 1.4Km North of Site Arreton Down SSSI 300m South Alverstone Marshes 2Km Southeast		Magic website	Biodiversity, flora and fauna

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
		NNRs	E = Within the site	A	None within 5Km			
Landscape and Visual	To prevent development on Sites of International/National importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	E	Site located within AONB		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life .	To prevent development on sites or structures of national importance.	Scheduled Ancient Monuments (SAM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	B	Downend Roman Villa 1.1Km West of Site Bowl Barrow 1Km Southwest Michael Morey's Hump 1.3Km West		Magic website	Landscape, archaeology and heritage
		Grade I Listed Buildings/Historic Parks and Gardens.		A	One grade I listed building located 1.6Km southwest of site			
		Grade II* Listed Buildings/Historic Parks and Gardens		A	No grade II listed buildings within 2Km of site			
		Historic Battlefields/parks and Gardens		A	None within 1Km			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Airfield Safeguarding Zones	To prevent development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Site approx. 5Km Northwest of Sandown Airfield		Magic website / Council	Soil, geology and land use

Discretionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C site is within grade 3 E = site is within grades 1,2	C	Grade 3/4		Magic website	Soil, geology and land use, Material assets
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	A	None within 2Km		Magic website, Local plan	Biodiversity, flora and fauna
		Ancient Woodland		D	Ancient & Semi-natural woodland adjacent to the site's east boundary Chillingwood Copse Ancient Replanted Woodland 650m North of site			
		Regionally important geological sites		A	None within 2Km			
		Sites of Importance for Nature Conservation		D	SINC located adjacent to site's west and east boundary SINC 500m Southeast SINC 650m North			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
		Proximity to watercourses	A = >2km from watercourse B = >1km from watercourse C = 500m – 1km from watercourse D = within 500m from watercourse E = watercourse adjacent to the site	D	Tributary rises 120m North of Site Spring rises 240m North of Site		Magic website, Local plan	Biodiversity, flora and fauna, Water
Landscape and visual	To prevent development on sites of National importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – 2kms D = Adjacent to site E = Within designation.	A	None within 5Km		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life	To prevent development on sites or structures of local importance	Conservation Areas.	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	B	CA 1.6Km West of Site		Magic website	Landscape, archaeology and heritage

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A= site is in flood zone 1 B= > 50% flood risk zone 2/ <50% flood risk zone 1 C- site is in flood zone 2 D = site is partially in flood zone 3 E = site is in flood zone 3	A	Site is in flood zone 1 No flood risk is outlined in the SFRA		Isle of Wight SFRA	Water, Climatic factors
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)	A = Site is not located within a SPZ C = Site is located within total catchment area D = Site is located within SPZ 2 (outer zone) E = Site is located within SPZ 1 (inner zone).	C	Site partly located in SPZ2 and partly in total catchment area		Isle of Wight SFRA	Water, Climatic factors
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	E	Site is located in a major aquifer, in a high vulnerability zone		GIS mapping	Water, Climatic factors

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Geo technical suitability	To prevent development on areas that are considered unstable/vulnerable	Groundwater resources Historic landuses	A = site characteristics are favourable C = site is moderately sensitive E = site is highly sensitive	E	Major aquifer High vulnerability Likely receptors – chalk aquifer Knighton public abstraction 1.8Km Southeast 2 SSSIs 2-3Km away		Landfill site risk assessment	Waste, Water, Soil, geology and land use

Landfill Site Assessment Form

Site Name: LF8 Limerstone Down

Grid Ref. – SZ 442 839

Type of land use	Yes/No
Existing landfill site	No
Existing minerals site	Yes
Historic landfill site	No

Positive Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Economic	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%	D	Unemployment rate in Ward 4.1%		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk Labour Supply: Economically active (2001) All people, Unemployed	Economic performance & Employment
Traffic and Transportation	To promote sustainable forms of transport	Proximity to wharfs or rail sidings	A = existing siding/wharf in industrial use C = adjacent to wharf/railway E = no rail or water opportunities close Aby	E	No rail or water opportunities close by		Magic website / Local Highways Authority	Access
	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	Access deemed acceptable by Highways Authority		Magic website / Local Highways Authority opinion	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN E = likely routeing passes through settlements and sensitive land use areas.	E	Likely routeing passes through settlements and sensitive land use areas without using SRN.		Magic website / Local Highways Authority	Access
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = < 500m from SRN B= < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	C	SRN 2.7Km Southwest of Site		Magic website / Local Highways Authority	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = 0 dwellings/sensitive uses within 250m B = <25 dwellings/sensitive uses within 250m C = 25 -50 dwellings/sensitive uses within 250, D = 51-75 dwellings/sensitive uses within 250m E = Poor = >75 dwellings/sensitive uses within 250m	A	0 dwellings/sensitive uses within 250m	General amenity exclusion zone	Magic Website	Air Quality and Health Population
Proximity to waste arisings and waste growth	To minimise the distance between existing and future waste generation locations and waste management facilities.	Proximity to areas of need for waste management facilities.	A = >50,000 residents within 5km C = 10,000 – 50,000 residents within 5km E = <10,000 residents within 5km	E	<10,000 residents within 5km		Magic website	Population Waste

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Air Quality	To avoid any potential impact upon air quality	Potential AQMA – Fairlee Road, Newport	A = haul route is unlikely to use Fairlee Road E = haul route is likely to use Fairlee Road	A	Haul route is unlikely to use Fairlee Road		Magic Website	Air Quality and Health
Deliverability	To ensure site is physically large enough to accommodate facilities.	Area of site	A = Site is greater than 10ha C = Site is greater or equal to 5ha E = Site is less than 5ha	E	Site is 1.99ha		Magic website	Soil, geology and land use
	To secure an available site	Site ownership	A = Council owned land C = Potential for negotiation E = Compulsory Purchase Order likely	C	Privately owned		IOW Council	
	To reduce planning risk	Local Plan Allocations	A = Allocated in UDP for waste use C = no allocation for waste but other compatible allocation E = Allocated for incompatible use (housing etc)	C	Allocated as mineral site		Local Plan	

Exclusionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan.	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	A	> 1km from non industrial land use allocation		Local Plans	Soil, geology and land use
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km B = Between 3 - 5km C = <3km and > 1km D = within 1km of the site E = Within the site boundary	C	Approx 2km from South Wight SAC		Magic website	Biodiversity, flora and fauna
		SPAs		A	No designation within 5km			
		Ramsar		A	No designation within 5km			
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km B = Between 2 – 3km C = <2km - greater than or equal to 500m D =within 500m/ Adjacent to site E = Within the site	B	Approx 2.5km from SSSI		Magic website	Biodiversity, flora and fauna
		NNRs		A	No designation within 2km			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Landscape and Visual	To prevent development on Sites of International/National importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	E	Within AONB		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life .	To prevent development on sites or structures of national importance.	Scheduled Ancient Monuments (SAM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	C	Within 500m of several SAMs		Magic website	Landscape, archaeology and heritage
		Grade I Listed Buildings/Historic Parks and Gardens.		A	One grade I listed building located 1.6Km south west of site			
		Grade II* Listed Buildings/Historic Parks and Gardens		A	No grade II* listed buildings with 2Km of site			
		Historic Battlefields/parks and Gardens		A	No designation within 1km			
Airfield Safeguarding Zones	To prevent development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	A	Over 13km from airports		Magic website / Council	Soil, geology and land use

Discretionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C site is within grade 3 E = site is within grades 1,2	C	Grade 3		Magic website	Soil, geology and land use, Material assets
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	A	>2km from designation		Magic website, Local plan	Biodiversity, flora and fauna
		Ancient Woodland		B	Approx 1.5Km from woodland			
		Regionally important geological sites		B	Approx 1.5Km from RIG site			
		Sites of Importance for Nature Conservation		D	Adjacent to the site			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
		Proximity to watercourses	A = >2km from watercourse B = >1km from watercourse C = 500m – 1km from watercourse D = within 500m from watercourse E = watercourse adjacent to the site	B	Spring source 1.8Km West of Site Shorwell Stream rises 1.6Km Southeast of Site		Magic website, Local plan	Biodiversity, flora and fauna, Water
Landscape and visual	To prevent development on sites of National importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – 2kms D = Adjacent to site E = Within designation.	B	Approx 2.5km from site		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life	To prevent development on sites or structures of local importance	Conservation Areas.	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	B	Approx 1.5Km from CA		Magic website	Landscape, archaeology and heritage

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A= site is in flood zone 1 B= > 50% flood risk zone 2/ <50% flood risk zone 1 C- site is in flood zone 2 D = site is partially in flood zone 3 E = site is in flood zone 3	A	Site is in flood zone 1 No flood risk outlined in SFRA		Isle of Wight SFRA	Water, Climatic factors
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)	A = Site is not located within a SPZ C = Site is located within total catchment area D = Site is located within SPZ 2 (outer zone) E = Site is located within SPZ 1 (inner zone).	B	Site is located within total catchment		Isle of Wight SFRA	Water, Climatic factors
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	D	Located in a major aquifer intermediate vulnerability zone		GIS mapping	Water, Climatic factors

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Geo technical suitability	To prevent development on areas that are considered unstable/vulnerable	Groundwater resources Historic landuses	A = site characteristics are favourable C = site is moderately sensitive E = site is highly sensitive	E	Major aquifer with intermediate vulnerability due to clay & flint rich drift Chalk aquifer, springs & Bowcombe WSW Source receptors SSSIs downstream could be affected		Landfill site risk assessment	Waste, Water, Soil, geology and land use

Landfill Site Assessment Form

Site Name: LF9 – Chalk Pit, Chevereton Down

Grid Ref. – SZ 451 843

Type of land use	Yes/No
Existing landfill site	No
Existing minerals site	Yes
Historic landfill site	No

Positive Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Economic	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%	D	Unemployment rate in Ward 4.1%		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk Labour Supply: Economically active (2001) All people, Unemployed	Economic performance & Employment
Traffic and Transportation	To promote sustainable forms of transport	Proximity to wharfs or rail sidings	A = existing siding/wharf in industrial use C = adjacent to wharf/railway E = no rail or water opportunities close by	E	No rail or water opportunities close by		Magic website / Local Highways Authority	Access
	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	Site deemed acceptable by Highways Authority but greater use would likely require improved access		Magic website / Local Highways Authority opinion	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN E = likely routeing passes through settlements and sensitive land use areas.	E	Likely routeing passes through settlements and sensitive land use areas without using SRN.		Magic website / Local Highways Authority	Access
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = < 500m from SRN B= < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	E	SRN 3.2Km Southwest of Site		Magic website / Local Highways Authority	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = 0 dwellings/sensitive uses within 250m B = <25 dwellings/sensitive uses within 250m C = 25 -50 dwellings/sensitive uses within 250, D = 51-75 dwellings/sensitive uses within 250m E = Poor = >75 dwellings/sensitive uses within 250m	A	0 dwellings/sensitive uses within 250m	General amenity exclusion zone	Magic Website	Air Quality and Health Population
Proximity to waste arisings and waste growth	To minimise the distance between existing and future waste generation locations and waste management facilities.	Proximity to areas of need for waste management facilities.	A = >50,000 residents within 5km C = 10,000 – 50,000 residents within 5km E = <10,000 residents within 5km	E	<10,000 residents within 5km		Magic website	Population Waste

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Air Quality	To avoid any potential impact upon air quality	Potential AQMA – Fairlee Road, Newport	A = haul route is unlikely to use Fairlee Road E = haul route is likely to use Fairlee Road	A	Haul route is unlikely to use Fairlee Road		Magic Website	Air Quality and Health
Deliverability	To ensure site is physically large enough to accommodate facilities.	Area of site	A = Site is greater than 10ha C = Site is greater or equal to 5ha E = Site is less than 5ha	C	Site is 6.56ha		Magic website	Soil, geology and land use
	To secure an available site	Site ownership	A = Council owned land C = Potential for negotiation E = Compulsory Purchase Order likely	C	Privately owned		IOW Council	
	To reduce planning risk	Local Plan Allocations	A = Allocated in UDP for waste use C = no allocation for waste but other compatible allocation E = Allocated for incompatible use (housing etc)	C	Allocated as mineral site		Local Plan	

Exclusionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan.	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	A	> 1km from non industrial land use allocation		Local Plans	Soil, geology and land use
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km B = Between 3 - 5km C = <3km and > 1km D = within 1km of the site E = Within the site boundary	C	Approx 2km from South Wight SAC		Magic website	Biodiversity, flora and fauna
		SPAs		A	No designation within 5km			
		Ramsar		A	No designation within 5km			
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km B = Between 2 – 3km C = <2km - greater than or equal to 500m D =within 500m/ Adjacent to site E = Within the site	B	Approx 2.5km from SSSI		Magic website	Biodiversity, flora and fauna
		NNRs		A	No designation within 2km			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Landscape and Visual	To prevent development on Sites of International/National importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	E	Within AONB		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life .	To prevent development on sites or structures of national importance.	Scheduled Ancient Monuments (SAM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	C	Within 500m of several SAMs		Magic website	Landscape, archaeology and heritage
		Grade I Listed Buildings/Historic Parks and Gardens.		A	A grade I listed building is located 1.3Km south east of site			
		Grade II* Listed Buildings/Historic Parks and Gardens		A	No grade II listed buildings located within 2Km of site			
		Historic Battlefields/parks and Gardens		A	No designation within 1km			
Airfield Safeguarding Zones	To prevent development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	A	Over 13km from airports		Magic website / Council	Soil, geology and land use

Discretionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C site is within grade 3 E = site is within grades 1,2	C	Grade 3		Magic website	Soil, geology and land use, Material assets
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	A	>2km from designation		Magic website, Local plan	Biodiversity, flora and fauna
		Ancient Woodland		B	Approx 1.5Km from woodland			
		Regionally important geological sites		A	>2km from designation			
		Sites of Importance for Nature Conservation		D	600m Northeast Limerstone Down SINC 150m South			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
		Proximity to watercourses	A = >2km from watercourse B = >1km from watercourse C = 500m – 1km from watercourse D = within 500m from watercourse E = watercourse adjacent to the site	B	Shorwell Stream rises 1.4Km Southeast of Site Buddlehole Buddlehole Chalk spring source 2.8Km West of Site		Magic website, Local plan	Biodiversity, flora and fauna, Water
Landscape and visual	To prevent development on sites of National importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – 2kms D = Adjacent to site E = Within designation.	B	Approx 2.5km from site		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life	To prevent development on sites or structures of local importance	Conservation Areas.	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	B	Within 2km of CA		Magic website	Landscape, archaeology and heritage

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A= site is in flood zone 1 B= > 50% flood risk zone 2/ <50% flood risk zone 1 C- site is in flood zone 2 D = site is partially in flood zone 3 E = site is in flood zone 3	A	Site is in flood zone 1 No flood risk outlined in SFRA		Isle of Wight SFRA	Water, Climatic factors
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)	A = Site is not located within a SPZ C = Site is located within total catchment area D = Site is located within SPZ 2 (outer zone) E = Site is located within SPZ 1 (inner zone).	B	Site is located within total catchment		Isle of Wight SFRA	Water, Climatic factors
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	D	Located in a major aquifer, high vulnerability zone		GIS mapping	Water, Climatic factors

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Geo technical suitability	To prevent development on areas that are considered unstable/vulnerable	Groundwater resources Historic landuses	A = site characteristics are favourable C = site is moderately sensitive E = site is highly sensitive	E	Major aquifer – high groundwater vulnerability Total catchment SPZ3 Likely receptors of chalk aquifer streams & springs 2 SSSIs 2-3Km from site		Landfill site risk assessment	Waste, Water, Soil, geology and land use

Landfill Site Assessment Form

Site Name: LF12 – Standen Heath

Grid Ref. – SZ 531 882

Type of land use	Yes/No
Existing landfill site	Yes
Existing minerals site	No
Historic landfill site	Yes

Positive Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Economic	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%	D	Fairlee ward has an unemployment rate of 5.8%		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk Labour Supply: Economically active (2001) All people, Unemployed	Economic performance & Employment
Traffic and Transportation	To promote sustainable forms of transport	Proximity to wharfs or rail sidings	A = existing siding/wharf in industrial use C = adjacent to wharf/railway E = no rail or water opportunities close Aby	E	River Medina 3.5Km West		Magic website / Local Highways Authority	Access
	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	Deemed suitable by Highway Authority		Magic website / Local Highways Authority opinion	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN E = likely routeing passes through settlements and sensitive land use areas.	C	Likely routing uses SRN but may go through Newport		Magic website / Local Highways Authority	Access
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = < 500m from SRN B= < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	A	SRN is located directly adjacent to south of site		Magic website / Local Highways Authority	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = 0 dwellings/sensitive uses within 250m B = <25 dwellings/sensitive uses within 250m C = 25 -50 dwellings/sensitive uses within 250, D = 51-75 dwellings/sensitive uses within 250m E = Poor = >75 dwellings/sensitive uses within 250m	B	2 dwellings south of Longlane Shute South of Site. 2 dwellings adjacent to north-west of site	General amenity exclusion zone	Magic Website	Air Quality and Health Population
Proximity to waste arisings and waste growth	To minimise the distance between existing and future waste generation locations and waste management facilities.	Proximity to areas of need for waste management facilities.	A = >50,000 residents within 5km C = 10,000 – 50,000 residents within 5km E = <10,000 residents within 5km	C	Within 5 Km of approx. 30,000 residents (largely Newport of 24,000)		Magic website	Population Waste

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Air Quality	To avoid any potential impact upon air quality	Potential AQMA – Fairlee Road, Newport	A = haul route is unlikely to use Fairlee Road E = haul route is likely to use Fairlee Road	A	Haul route is unlikely to use Fairlee Road		Magic Website	Air Quality and Health
Deliverability	To ensure site is physically large enough to accommodate facilities.	Area of site	A = Site is greater than 10ha C = Site is greater or equal to 5ha E = Site is less than 5ha	A	Site is 24.74ha		Magic website	Soil, geology and land use
	To secure an available site	Site ownership	A = Council owned land C = Potential for negotiation E = Compulsory Purchase Order likely	A	IOW Council Owned		IOW Council	
	To reduce planning risk	Local Plan Allocations	A = Allocated in UDP for waste use C = no allocation for waste but other compatible allocation E = Allocated for incompatible use (housing etc)	A	Site is allocated a proposed landfill site		Local Plan	

Exclusionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan.	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	A	No allocations within 1Km		Local Plans	Soil, geology and land use
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km B = Between 3 - 5km C = <3km and > 1km D = within 1km of the site E = Within the site boundary	C	Briddlesford Copses SAC 1.2Km Northeast of site Solent Maritime SAC 3.1 Km Northwest		Magic website	Biodiversity, flora and fauna
		SPAs		B	Solent & Southampton Water SPA 3.1 Km Northwest			
		Ramsar		B	Solent & Southampton Water Ramsar 3.1Km Northwest			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km B = Between 2 – 3km C = <2km - greater than or equal to 500m D =within 500m/ Adjacent to site E = Within the site	C	Arreton Down SSSI 700m Southeast of site Briddlesford Copses SSSI 1.3Km Northeast Shide Quarry SSSI 2.2Km West Medina Estuary 3Km Northwest		Magic website	Biodiversity, flora and fauna
		NNRs		A	None within 5Km			
Landscape and Visual	To prevent development on Sites of International/National importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	D	AONB located on east side of site and directly adjacent to site's south boundary.		Magic website	Landscape, archaeology and heritage

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Local distinctiveness, character and quality of life .	To prevent development on sites or structures of national importance.	Scheduled Ancient Monuments (SAM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	B	Downend Roman Villa SAM 700m southeast of site Bowl Barrow SAM 900m Southeast A further Bowl Barrow 1.3km Southeast Carisbrook Castle 4Km West Carisbrook Roman Villa 4.4Km West		Magic website	Landscape, archaeology and heritage
		Grade I Listed Buildings/Historic Parks and Gardens.		A	One grade I listed building located 1.1Km south of site			
		Grade II* Listed Buildings/Historic Parks and Gardens		A	No grade II* listed buildings within 2Km			
		Historic Battlefields/parks and Gardens		A	None within 1Km			
Airfield Safeguarding Zones	To prevent development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Site approx. 6.6Km west of Sandown Airport		Magic website / Council	Soil, geology and land use

Discretionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C site is within grade 3 E = site is within grades 1,2	C	Grade 3/4		Magic website	Soil, geology and land use, Material assets
Nature Conservation	To consider the effect of development on identified sites of	Local nature reserves	A = >2km from designations B = >1km from	A	Shide Chalk Pit 2.2Km west of site Dodnor Creek 3.9Km Northwest		Magic website, Local plan	Biodiversity, flora and fauna

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	county/local importance	Ancient Woodland	designation C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	D	Ancient & Semi-Natural Woodland 200m West of Site Staplers Copse Ancient & Semi-Natural Woodland 300m Northwest Ancient & Semi-Natural Woodland 600m South Ancient & Semi-Natural Woodland 1.4Km Southwest Vicarage Copse 1.5Km Ancient & Semi-Natural Woodland Northeast Combley Great Wood 900m Ancient & Repaired Woodland East Moor Wood 1.5Km Ancient & Repaired Woodland Northeast			
		Regionally important geological sites		A	None within 2Km			
		Sites of Importance for Nature Conservation		E	SINC partly within the site boundary			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
		Proximity to watercourses	A = >2km from watercourse B = >1km from watercourse C = 500m – 1km from watercourse D = within 500m from watercourse E = watercourse adjacent to the site	A	None within 2Km		Magic website, Local plan	Biodiversity, flora and fauna, Water
Landscape and visual	To prevent development on sites of National importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – 2kms D = Adjacent to site E = Within designation.	A	None within 5Km of site		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life	To prevent development on sites or structures of local importance	Conservation Areas.	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	C	CA 800m south of site		Magic website	Landscape, archaeology and heritage

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A= site is in flood zone 1 B= > 50% flood risk zone 2/ <50% flood risk zone 1 C- site is in flood zone 2 D = site is partially in flood zone 3 E = site is in flood zone 3	A	Within flood zone 1 No flood risk outlined in SFRA		Isle of Wight SFRA	Water, Climatic factors
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)	A = Site is not located within a SPZ C = Site is located within total catchment area D = Site is located within SPZ 2 (outer zone) E = Site is located within SPZ 1 (inner zone).	A	Site is not located within a SPZ		Isle of Wight SFRA	Water, Climatic factors
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	C	Eastern sector of site is located in a minor aquifer high vulnerability zone. Western side of site is located in a minor aquifer low vulnerability zone		GIS mapping	Water, Climatic factors

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Geo technical suitability	To prevent development on areas that are considered unstable/vulnerable	Groundwater resources Historic landuses	A = site characteristics are favourable C = site is moderately sensitive E = site is highly sensitive	C	Minor aquifer, low vulnerability Springs, drains & surface water ponds surrounding the site		Landfill site risk assessment	Waste, Water, Soil, geology and land use

Landfill Site Assessment Form

Site Name: LF13 – Lynn Plantation Landfill

Grid Ref. – SZ 537 882

Type of land use	Yes/No
Existing landfill site	Yes
Existing minerals site	No
Historic landfill site	Yes

Positive Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Economic	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%	D	Fairlee ward has an unemployment rate of 5.8%		www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk Labour Supply: Economically active (2001) All people, Unemployed	Economic performance & Employment
Traffic and Transportation	To promote sustainable forms of transport	Proximity to wharfs or rail sidings	A = existing siding/wharf in industrial use C = adjacent to wharf/railway E = no rail or water opportunities close Aby	E	River Medina 3.7Km West		Magic website / Local Highways Authority	Access
	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	Deemed acceptable by Highways Authority		Magic website / Local Highways Authority opinion	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN E = likely routeing passes through settlements and sensitive land use areas.	C	Likely routing uses SRN but may go through Newport		Magic website / Local Highways Authority	Access
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = < 500m from SRN B= < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	A	SRN is directly adjacent to the west of site		Magic website / Local Highways Authority	Access

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = 0 dwellings/sensitive uses within 250m B = <25 dwellings/sensitive uses within 250m C = 25 -50 dwellings/sensitive uses within 250, D = 51-75 dwellings/sensitive uses within 250m E = Poor = >75 dwellings/sensitive uses within 250m	B	1 dwelling directly adjacent to east of site 3 dwellings approx. 200m east of site	General amenity exclusion zone	Magic Website	Air Quality and Health Population
Proximity to waste arisings and waste growth	To minimise the distance between existing and future waste generation locations and waste management facilities.	Proximity to areas of need for waste management facilities.	A = >50,000 residents within 5km C = 10,000 – 50,000 residents within 5km E = <10,000 residents within 5km	C	Within 5 Km of approx. 30,000 residents (largely Newport of 24,000)		Magic website	Population Waste

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Air Quality	To avoid any potential impact upon air quality	Potential AQMA – Fairlee Road, Newport	A = haul route is unlikely to use Fairlee Road E = haul route is likely to use Fairlee Road	A	Haul route is unlikely to use Fairlee Road		Magic Website	Air Quality and Health
Deliverability	To ensure site is physically large enough to accommodate facilities.	Area of site	A = Site is greater than 10ha C = Site is greater or equal to 5ha E = Site is less than 5ha	C	Site is 8.39ha		Magic website	Soil, geology and land use
	To secure an available site	Site ownership	A = Council owned land C = Potential for negotiation E = Compulsory Purchase Order likely	C	Privately owned		IOW Council	
	To reduce planning risk	Local Plan Allocations	A = Allocated in UDP for waste use C = no allocation for waste but other compatible allocation E = Allocated for incompatible use (housing etc)	C	No allocation. Previously used for landfill		Local Plan	

Exclusionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan.	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	A	No allocations within 1Km		Local Plans	Soil, geology and land use
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km B = Between 3 - 5km C = <3km and > 1km D = within 1km of the site E = Within the site boundary	C	Briddlesford Copses SAC 600m Northeast of site Solent Maritime SAC 3.8 Km Northwest		Magic website	Biodiversity, flora and fauna
		SPAs		B	Solent & Southampton Water SPA 3.8 Km Northwest			
		Ramsar		B	Solent & Southampton Water Ramsar 3.8Km Northwest			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km B = Between 2 – 3km C = <2km - greater than or equal to 500m D =within 500m/ Adjacent to site E = Within the site	C	Arreton Down SSSI 700m South of site Briddlesford Copses SSSI 450m Northeast Shide Quarry SSSI 2.7Km West		Magic website	Biodiversity, flora and fauna
		NNRs		A	None within 5Km			
Landscape and Visual	To prevent development on Sites of International/National importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	E	Site located in AONB		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life .	To prevent development on sites or structures of national importance.	Scheduled Ancient Monuments (SAM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	C	Downend Roman Villa SAM 300m south of site Bowl Barrow SAM 700m South A further Bowl Barrow 900m Southeast		Magic website	Landscape, archaeology and heritage
		Grade I Listed Buildings/Historic Parks and Gardens.		A	One grade I listed building located 1.3Km south of site			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
		Grade II* Listed Buildings/Historic Parks and Gardens		A	No grade II* listed buildings within 2Km			
		Historic Battlefields/parks and Gardens		A	None within 1Km			
Airfield Safeguarding Zones	To prevent development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Site approx. 6Km West of Sandown Airfield		Magic website / Council	Soil, geology and land use

Discretionary Objectives

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C site is within grade 3 E = site is within grades 1,2	C	Grade 3/4		Magic website	Soil, geology and land use, Material assets
Nature Conservation	To consider the effect of	Local nature reserves	A = >2km from designations	A	Shide Chalk Pit 2.8Km west of site		Magic website, Local plan	Biodiversity, flora and fauna

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
	development on identified sites of county/local importance	Ancient Woodland	B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	D	Combley Great Wood Ancient & Repaired Woodland is immediately adjacent to the East of the site Chillingwood Copse Ancient & Repaired Woodland 1Km East Ancient & Semi-Natural Woodland 1.2Km Southwest of Site Staplers Copse Ancient & Semi-Natural Woodland 1.1Km Northwest Ancient & Semi-Natural Woodland 1.1Km West			
		Regionally important geological sites		A	None within 2Km			
		Sites of Importance for Nature Conservation		D	SINC's adjacent to site on both its north and east borders			

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
		Proximity to watercourses	A = >2km from watercourse B = >1km from watercourse C = 500m – 1km from watercourse D = within 500m from watercourse E = watercourse adjacent to the site	A	None within 2Km		Magic website, Local plan	Biodiversity, flora and fauna, Water
Landscape and visual	To prevent development on sites of National importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – 2kms D = Adjacent to site E = Within designation.	A	None within 5Km of site		Magic website	Landscape, archaeology and heritage
Local distinctiveness, character and quality of life	To prevent development on sites or structures of local importance	Conservation Areas.	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	B	CA 1.1Km South of site		Magic website	Landscape, archaeology and heritage

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A= site is in flood zone 1 B= > 50% flood risk zone 2/ <50% flood risk zone 1 C- site is in flood zone 2 D = site is partially in flood zone 3 E = site is in flood zone 3	A	Within flood zone 1 No flood risk outlined in SFRA		Isle of Wight SFRA	Water, Climatic factors
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones (SPZ)	A = Site is not located within a SPZ C = Site is located within total catchment area D = Site is located within SPZ 2 (outer zone) E = Site is located within SPZ 1 (inner zone).	A	Site is not located within a SPZ		Isle of Wight SFRA	Water, Climatic factors
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	C	Eastern sector of site is located in minor aquifer low vulnerability zone. The western sector of the site is located in a minor aquifer high vulnerability zone.		GIS mapping	Water, Climatic factors

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Opportunities	Source	SA Related Topic
Geo technical suitability	To prevent development on areas that are considered unstable/vulnerable	Groundwater resources Historic landuses	A = site characteristics are favourable C = site is moderately sensitive E = site is highly sensitive	C	Eastern sector of site is located in minor aquifer low vulnerability zone. The western sector of the site is located in a minor aquifer high vulnerability zone. Outside any SPZs. Groundwater well near the north eastern boundary. Number of surface water ponds, streams and drains surrounding and within the site.		Landfill site risk assessment	Waste, Water, Soil, geology and land use