

Draft Island Planning Strategy

Public consultation

Ryde Town Council and Residents
14 September 2021

Key topics to cover

1. The need for a new local plan
2. Key changes from the last version
3. The proposed housing number
4. What the proposed IPS can't do
5. What the proposed IPS can do
6. How to engage in the consultation
7. Key documents and points to note

1. Why do we need a new local plan?

- a) Current plan adopted in 2012 before introduction of NPPF & IWC making decisions under ‘presumption in favour’ since 2018 due to no 5 year land supply and lack of delivery;
- b) A new plan means new policy tools to improve consistency and certainty in decision making – benefit to the public and applicants;
- c) Consultation on draft IPS now, further consultation on final version of IPS in Spring 2022 before submitting to Government for examination in public
- d) 15 year plan period is 2023 to 2038

2. Key changes from the last version

What are the main changes from the 2018 Draft IPS?

- a. Proposed reduction in housing number of 25% to a deliverable total;
- b. Removal of garden settlement areas of search;
- c. No allocated sites outside of new settlement boundaries;
- d. 'Hard' settlement boundaries so removal of support in principle for new sites that are immediately adjacent;
- e. Unallocated sites coming forward in rural areas will be expected to be predominantly affordable housing via Rural or First Homes exception sites;
- f. Revised housing mix policy to provide more of the types of homes that island people need;
- g. New policy to promote brownfield and steer unplanned development towards it;
- h. Policies adapted to respond to recovery and lessons learnt from pandemic

3. The proposed housing number

- i. Housing number in the adopted Core Strategy is **520dpa (7,800 across 15 year plan period)**;
- ii. The housing number in the last IPS was **641dpa (9,615)** using Government calculation.
- iii. Government calculation currently stands at **668dpa (10,020)**
- iv. Proposals in Planning White Paper saw increase to **1,045dpa (15,675)** – although not now being progressed;
- v. Draft IPS proposes **486dpa (7,290)**;

486 is an average of all 15 year plan periods in the last 20 years – clear and evidence based

4. What the proposed IPS can't do...

Based on the island realistic housing number of 486dpa and to enable justification at public examination, evidence shows us that the IPS will be unable to:

- a. Only allocate brownfield land;
- b. Exclude greenfield land;
- c. Only plan for affordable housing;
- d. Pick and choose sites using an inconsistent approach that undermines our delivery argument

5. What the proposed IPS can do! (Part 1)

Not just about the number – what can the plan do as currently drafted?

- **98%** of allocated homes are within primary (87%) and secondary (11%) adjusted settlement boundaries;
- **60%** of allocated homes are on previously developed land, including key public sector sites Camp Hill and Newport Harbour;
- **72%** of allocated homes on greenfield land are already in the planning system as either applications or pre-app;
- All allocated sites are over 10 units so have to deliver on site affordable homes, meaning **over 1,500** across plan period in addition to those already with permission

5. What the proposed IPS can do! (Part 2)

- Requiring a **minimum 10%** biodiversity net gain from all development;
- Support for the creation of a Dark Skies Park in the south west of the Island.
- **Over 25** Local Green Spaces are included
- Only around **1 per cent** of the Island is allocated for residential and employment land;
- **30 hectares** of land is allocated across six different sites for employment use;
- Reinvigorating our High Streets working alongside the ongoing success of Heritage Action Zone (HAZ) projects in Newport and Ryde, enable town centres to be flexible;
- **Over 8 miles** of new cycle track are proposed, including proposals to complete the West Wight to Newport pedestrian and cycle greenway;

6. How to engage in the consultation

- a) 9 week public consultation started on 30 July running until 1 October; (statutory minimum is 6 weeks)
- b) New consultation portal to make commenting on the plan easier via www.iow.gov.uk/planthewight

7. Key documents and points to note

Draft policies are shown in boxes, e.g. C15

Community-led planning

C15

Community-led planning

Where town and parish councils have undertaken place plans and/ or masterplanning work that has been endorsed by the council, development proposals should demonstrate how they contribute to achieving the aims of the community-led plan.

Major development proposals will be required to submit a statement setting out the type, scale and results of public consultation carried out in advance of application submission.

7. Key documents and points to note

Appendices 1 to 6 contain site / area specific information:

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Appendix 1: List of allocated sites

Note: In future iterations of the draft Island Planning Strategy, sites where planning permission has recently been granted, as indicated in the final column, may move to our 'large sites with planning permission' source of supply as identified in policy H1.

Note: Please see the 'draft IPS housing allocation map booklet' or the policies map to view site boundaries for each housing allocation.

West Wight regeneration area					
Settlement	Housing Allocation Reference Number	Address	Specific or generic policy requirement	Indicative yield	Planning permission granted?
Totland	HA002	Land and school buildings at Weston Primary School, Weston Road	Specific	10	No
Totland	HA003	Land to the rear of Lanes End	Generic	10	No
Freshwater	HA005	Land to the east of football club, Camp Road	Specific	90	No
Freshwater	HA006	Heathfield campsite, Heathfield Road	Specific	70	No
Freshwater	HA008	Church Field, Copsie Lane	Specific	25	No
Freshwater	HA114	Land off Birch Close	Generic	50	No
Total new homes				255	

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Appendix 6: List of large sites with planning permission

Planning application reference	Site address	Settlement	Dwellings permitted	Dwellings in plan period
20/01160/FUL	Branstone Farm Studies Centre, Hale Common, Arreton	Arreton	42	42
P/00637/14	Sites At The Duver Marina And Bembridge Marina, Bembridge	Bembridge	13	13
P/00966/14, P/01449/18	Land adjacent Blanchards, Moortown Lane, Brightstone, Newport	Brightstone	55	55
19/00080/FUL	Bucklers View, Worsley Road, Gurnard, Cowes	Cowes	12	12
P/00823/18	Land to the rear of 391 Newport Road, Cowes	Cowes	66	66
P/00328/18	Off Hawthorn Meadow, Saunders Way, East Cowes	East Cowes	30	30
P/00941/16	Maresfield Road, land west of Castle Street, East Cowes	East Cowes	53	53
P/00959/17, P/00986/18	1 Medina Food Services, Little London, Newport	Newport	20	20
P/01008/18	11-11d St. James Street, Newport	Newport	11	11
P/01392/16	Part of parcel 8530 Main Road, Rookley	Rookley	21	21
P/01218/16	Rosemary Vineyard, Smallbrook Lane, Ryde	Ryde	140	140
P/01456/14	South of Smallbrook Lane, Pennyfathers Land, Brading Road, Ryde	Hyde	904	945
P/00164/17	1 and at Ryde House, off Rinstead Road	Ryde	30	16
P/00496/18	Land between Nettlestone Hill And Seaview, Seaview	Seaview	17	17
20/00412/FUL	Belgrave Hotel, 14-16 Beachfield Road, Sandown	The Bay	10	10

7. Key documents and points to note

Policies map can show selected information by ward:

