

ISLAND PLANNING STRATEGY – RTC RESPONSE

Ryde Town Council's planning committee considered the draft Island Planning Strategy 2021 and have the following comments:

Housing numbers

1. RTC consider that the proposal on housing numbers over the next 15 years is a sensible approach and will, if agreed during the ratification process, make the Isle of Wight a special case. RTC further believe that to take the numbers down further than a circa 200 house reduction per annum would require a burden of proof, in terms of special case, that would be impossible to demonstrate.
2. RTC believe that the Pennyfeathers development of more than 900 homes (545 in the plan period) is still to be delivered and should be identified as a separate entity within the main body of the Island Planning Strategy alongside West Acre Park and others. This would help to put some clarity to the numbers and to the progress in delivery that the plan is making over time.

Affordable Housing

1. RTC believe that the cost of the "affordable" housing should be reduced 80% to 60% of market value. They further believe that this should be kept under review as at present house prices are high benefiting profitability and this extra cost can be absorbed by developers, in the future, house prices may fall and this would have a negative effect on deliverability.
2. RTC believe that "affordable" housing should be offered to purchasers who can prove Island Residency (i.e. live and work on the Island) and as far as possible be first time buyers. Any non first time buyers allocated "affordable" housing due to a shortage of first time buyers would have to demonstrate that it is their only residence.

Environmental Issues

1. RTC believe that developers should be able to demonstrate that their proposals for new homes have fully taken into account the effects on climate change of their proposals. This can be done through the use of renewable energy, insulation, proper recycling and treatment of waste and water and the provision of electrical charge points for cars to name but a few.

Wellbeing

1. RTC believe that developers should consider the mental and physical wellbeing of the residents within their proposed developments, they should also consider the wider population of the area. This would be achieved by providing within the scheme quality green space, play and exercise areas, cycle ways and many others.

2. RTC believe that within the existing town areas there is already insufficient green space and any development that seeks to use this space should be resisted. RTC also seek powers to identify and reserve existing green space in the town. Furthermore, some of the open space that already exists within the town should be wherever possible re-greened / de-concreted, paved.

Supporting Documents

Ryde Town Council have produced the Ryde Place Plan and the Position Statement. RTC wish to have both of these documents adopted as supporting documents to the Island Planning Strategy. In the case of the Position Statement which was produced in house by RTC it is understood that there will need to be some work carried out to align the two documents but, given some IWC planning officer time this can be achieved. RTC could, if required, fund this work. The Ryde Place Plan was jointly produced with the IWC and should need no further work.