



RYDE TOWN COUNCIL OFFICER REPORT

Committee:	Place, Neighbourhood and Planning Committee.
Date:	Tuesday, 11 October 2022.
Report Author:	Chris Turvey – Place, Neighbourhood and Planning Officer.
Report Title:	Ryde Developments and Section 106 Payments.
Purpose:	The report provides members with an update on developments within the Ryde area and is for noting only.

1. SUMMARY

There are several large development proposals in Ryde which are in various stages of planning. This document seeks to list these and give the latest position with these developments. This report also includes responses made by Ryde Town Council to these schemes and is attached as an Appendix.

2. BACKGROUND INFORMATION

The Isle of Wight Council have introduced a huge regeneration plan to the Island. Two of the six key regeneration sites are in Ryde. They are the Nicholson Road Business Park and the Ryde Interchange and Esplanade.

In addition, there are three major residential development sites planned. These are Rosemary Lane which includes 140 new homes, Pennyfeathers, which has plans for 904 new homes and West Acre Park which is planning 472 homes.

3. DEVELOPMENT SITE INFORMATION

Ryde Interchange and Esplanade

a) Ryde Interchange

Ryde Interchange is being developed as part of a larger scheme which includes the Portsmouth Interchange. These works have commenced and are due for completion in March 2023 although there may be some slippage due to Covid. These works include the following:

- A new road layout to the entrance of Ryde Pier.
- A new layout of the Bus depot and passenger areas.
- A new pedestrian footway up the Ryde Pier via the old tram access.
- A new cycle and pedestrian route along the Esplanade.
- Some traffic calming measures
- New station building including public toilets and Café
- A new more direct route up into the Town.

b) Ryde Esplanade

A draft plan has been prepared for the Esplanade, the contents of which are not available for sharing at this time.

Nicholson Road Business Park

Nicholson Road Business Park is another regeneration project administered by the Isle of Wight Council. They have submitted two planning applications for this scheme, one for outline approval for the buildings etc. and a second for full approval for the infrastructure including roads, paths etc.

Both applications were approved by the Isle of Wight Councils Planning Committee on 22 September 2020 however the second application has until September 2023 to submit the reserved matters application.

Residential Development Sites

a) Pennyfeathers

The Pennyfeathers development has outline approval for 904 homes and there is a decision pending on the reserved matters application which was submitted in December 2020. A date for a decision on the reserved matters application has yet to be finalised.

The Section 106 legal agreement includes the following:

- £2,327,800 towards new primary school provision in the area.
- Affordable Housing contribution.

No of Beds	Open Market	Affordable Housing						Total
		Discount Sale	Shared Ownership	Homebuy	Private Rent	Int Rent	Total	
1 Bed	41	13	25	13	85	37	173	214
2 Bed	176	9	18	9	34	21	91	267
3 Bed	241	6	9	5	12	10	42	283
4 Bed	129	1	2	1	3	2	9	138
5 Bed	N/A	1	0	0	0	0	1	1
6 Bed	N/A	0	0	0	0	1	1	1
Total	587	30	54	28	134	71	317	904
		35.5%			64.5%			
	904							

- Contributions to the Smallbrook junction (already completed).
- Contributions to Smallbrook Stadium.
- Provision of new road layout to take traffic away from Westridge Cross.

b) Rosemary Lane Vineyard

The Rosemary Lane application has outline approval for 140 homes, this is a mixed development of developer and self-build homes. The reserved matters application has recently been submitted and a decision is awaited. The Section 106 legal agreement includes the following:

- £136,000 for additional children's services in the area.
- Affordable housing. 35% (40) are to be affordable (80% below market value), 32 for rent and 8 for sale.
- £113,125 towards highway infrastructure and transport.

c) West Acre Park

The West Acre Park, via a decision through the Isle of Wight Councils Planning Committee, had full planning approval agreed. This, however, may be subject to a judicial review or re-evaluation through the planning process. As a result, the formal decision notice has not yet been released and the decision is awaiting further action to be agreed.

Recently, the presence of Brent Geese and Curlews was discovered at the development site. At the time of producing the original ecology report (appropriate assessment) there was no evidence of these two important species on the site. As a result, the existing ecology report does not consider the effect of the development on these species. The developer is, at present, preparing an amended report which will seek to mitigate for the presence of these birds.

This amended report will be submitted to Natural England for their comments and then referred back to the Isle of Wight Councils Planning Department. At this stage Ryde Town Council should have the chance to comment, if they so wish, on the amended ecology report (appropriate assessment).

The application, as originally approved by committee, is for 472 new dwellings and the Section 106 legal agreement includes the following:

- £406,359 for highway improvements to the junction of Great Preston Road and Smallbrook Lane, improvements to the Westridge Cross Junction and any other as the Isle of Wight Council deem necessary as a result of the development.
- Affordable Housing. 35% (166) are to be affordable (80% below market value), 71% (118) of those are for rent and 29% (48) to be offered as "Other Routes to Home Ownership" as defined by NPPF.
- Habitats Mitigation. £308,396 in accordance with the Isle of Wight Councils Solent SPA contribution.
- Allotment Land
- £1,706,670 for additional children's service facilities.

4. OTHER SECTION 106 PAYMENTS IN THE RYDE AREA

Ryde Town Council officers have repeatedly asked IWC for the latest position with regard Section 106 monies raised from already completed developments. Although new housing delivery has recently been extremely slow many of the completed developments have attracted Section 106 funding.

RTC are still awaiting a report from the Isle of Wight Council on outstanding Section 106 monies.

5. CONCLUSION

The Island as a whole, has not delivered enough new housing as set out in the previous Island Core Strategy and as a result of not meeting housing targets the Island has to operate under the 'presumption in favour of sustainable development'.

Figure 2.1 Housing completions on the Isle of Wight since core strategy adoption

Year	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Total
Homes required	520	520	520	520	520	520	520	520	4160
Actual homes built	409	410	396	417	321	360	350	253	2916

Shortfall: -1244

The Ryde area as identified in the draft Island Planning Strategy includes Bembridge, St Helens, Seaview, Nettlestone and other areas not included in the Ryde Town Council area. This makes it impossible to determine how much housing is proportionate for Ryde Town Council. What we do know is that there are 1,516 home all with a level of agreement and a long way down the track regarding full approval. It is unclear in the Island Planning Strategy just where these 1,516 homes planned for Ryde sit. The table below gives numbers for the whole Island and identifies only 1,083 new homes which already have approval.

The table below shows the allocations for the Ryde area as identified in the Draft Island Planning Strategy. It should be noted that it omits the Pennyfeathers and Rosemary Lane sites but does include West Acre Park.

Ryde regeneration area					
Settlement	Housing Allocation Reference Number	Address	Specific or generic policy requirement	Indicative yield	Planning permission granted?
Ryde	HA055	Old Hosiden Besson site, Binstead Road	Generic	15	
Ryde	HA060	Westridge Cross Dairy and land to the north of Bullen Road, Ryde	Specific	474	
Ryde	HA062	Land off Quarry Road	Specific	30	
Ryde	HA112	Land at Harcourt Sands	Specific	128	Yes
Ryde	HA116	Former St Marys Convent, High Street	Generic	25	
Bembridge	HA064	Land north of Mill Road and east of High Street	Generic	100	
Bembridge	HA065	Land east of Hillway Road and south of Steyne Road	Generic	80	
Total new homes				852	

It is evident that developments which do not appear in the latest Strategic Housing Land Availability Assessment (SHLAA) are not counted among the developments in terms of housing numbers in the Ryde area although they have yet to be delivered.

From the above table, when developments which are not in Ryde or are a long way down the line in terms of planning permission are discounted from the numbers, the total number of homes which have not yet started the planning process and are allowed for in the IPS between now and 2038 is 70. All of which are allocations on brownfield sites.

6. APPENDICES ATTACHED

APPENDIX – Responses submitted from Ryde Town Council to the Isle of Wight Council on Planning Applications 20/02159/ARM (Pennyfeathers - Reserved Matters), 22/01369/ARM (Rosemary Vineyard - Reserved Matters) and 20/01061/FUL (West Acre Park – Full Submission).

Comments for Planning Application 20/02159/ARM

Application Summary

Application Number: 20/02159/ARM

Address: Land Known As Pennyfeathers Land To The South Of Smallbrook Lane And To The West Of Brading Road Ryde Isle Of Wight

Proposal: Reserved Matters Application relating to P/01456/14: |cr|904 residential units, school; community centre; commercial buildings; relocation of Westridge Garage; community energy centre; sports building and changing rooms; structural landscaping; play areas and associated highway improvements |cr|

Case Officer: Sarah Wilkinson

Customer Details

Name: Mr Ryde Town Council

Address: 10 Lind Street, Ryde, Isle Of Wight PO33 2NQ

Comment Details

Commenter Type: Town Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Ryde Town Council (RTC) welcomes the submission of a Reserved Matters Application for this development. However, the Town Council is unable to support the application in its current form and objects on the following grounds:

1. General Concerns

a) We have three general concerns regarding the proposals as a whole:

I. Inadequate information makes it difficult to comment in detail on many of the proposals.

II. The proposals take insufficient account of changes in the external environment since the submission of the original outline application. RTC is particularly concerned that they fail to take account of issues related to the environment and climate change and the lessons learned from the Covid-19 pandemic for the design of future settlements.

III. It is not possible to consider these proposals in isolation from related developments in the Ryde East area. RTC maintains that the Isle of Wight Council (IWC) should, in consultation with RTC, prepare an integrated plan for the development of the area, as indicated para. 3.62 of the Draft Island Planning Strategy, before making decisions about this development.

b) Examples of the specific impact of the above, together with other concerns, are given below.

2. Highway Infrastructure

- I. There are no details of traffic movements and highway capacity either prior to or after the highway improvements are in place.
- II. RTC shares Island Roads' concerns about lack of coordination, and in some cases contradiction, with highway proposals related to other developments in the area. RTC maintains that no decision should be made on these proposals until the results of Island Roads' study of all the junctions in the area available
- III. The improvements proposed for Westridge Cross should not be delayed to Phase 7. RTC maintains that they should be brought forward to Phase 2, since development in phases 1 and 2 will have an impact on this junction.
- IV. There is insufficient information on the relocation of the garage at Westridge Cross, given the refusal of an earlier application to relocate it. This could jeopardise the feasibility of the proposals for the improvement of this junction.

3. Community Infrastructure

- I. The new site proposed for the school and community centre would be less accessible than the previous one, particularly for people from neighbouring areas.
- II. There is insufficient information regarding the geophysical suitability of the new site, particularly the possible need for measures to address surface water drainage issues given its proximity to the stream.
- III. There is no information about the size and type of school that will be required, or even if a school is actually needed. RTC maintains that there should be a comprehensive survey of future educational need in the area, taking account of both existing and possible future housing development, before a decision is made.

4. Housing Design

- I. RTC is concerned about the small size of gardens in some parts of the development. The Covid-19 pandemic has emphasised the importance of private outdoor space.
- II. RTC is also concerned that, although the proposals meet minimum standards in terms of parking spaces, the relatively high densities in some parts of the development may result in undesirable street parking.

5. Affordable Housing

- I. There is no information on the distribution of affordable housing between phases. RTC maintains that each phase should include the required 35% of affordable housing, including the required proportion of social housing for rent.
- II. The definition of affordable housing is based on the standard 80% figure. However, according to the 2018 Housing Needs Assessment, the actual affordable level in the Ryde area is only 60%. This has now been accepted by the government, in that housing associations are now eligible for the Social Housing Grant.

III. There is no information on the proposed management of the social rented housing. RTC is not aware of any approaches that have been made to existing housing associations.

6. Environmental Concerns

I. It is still proposed that the Energy Centre be powered by gas, despite the recent government announcement that from 2025 all new houses will be banned from installing gas-powered heating.

II. There is no mention of the Island's new status as a Biosphere Reserve and the possible implications of this for the development.

III. There is no mention of the implications of the development on light pollution and possible mitigating measures.

IV. It is not clear whether the area of public open space in the western part of the development will be open to the general public or just to residents of the development. RTC maintains that it should be open to the general public and that adequate facilities for visitors (e.g. parking spaces) should be provided.

V. RTC has concerns about access to bus stops and cycling / walking infrastructure, particularly for those without their own vehicles. The relocation of the school to what is considered a less suitable site would also have a negative impact in terms of poor transport links.

7. Management Responsibility and Costs

I. There is insufficient information about the future management of the development, including the maintenance of roads and public green space and the possible implications of this in terms of service charges. RTC is concerned that residents may have to pay high service charges, which would have a negative impact on occupants of social rented housing.

II. RTC insist that, should the development be approved, all new roads within the development be adopted into the highways network as they form a major part of the necessary highway infrastructure work required to accommodate the extra pressure placed on the local road network.

8. Section 106 Agreement

I. RTC considers that Section 106 monies raised from the development to mitigate its effects should be spent in the local Ryde area.

II. In particular, RTC maintains that, if the education needs assessment proposed above indicates that a school is not needed on this site, any monies identified for the provision of primary education in the legal agreement should be ring fenced for education facilities elsewhere in Ryde.

Comments for Planning Application 22/01369/ARM

Application Summary

Application Number: 22/01369/ARM

Address: Rosemary Vineyard Smallbrook Lane Ryde Isle Of Wight PO33 4BE

Proposal: Approval of Reserved Matters on P/01218/16 relating to appearance, landscaping, layout and scale for development of 140 dwellings; formation of vehicular access

Case Officer: Sarah Wilkinson

Customer Details

Name: Mr Ryde Town Council

Address: 10 Lind Street, Ryde, Isle Of Wight PO33 2NQ

Comment Details

Commenter Type: Town Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Ryde Town Council objects to the application on the following grounds:

A. RTC previously objected to the development on the following grounds:

1. "The means of access into the site from Asheys Road. It is considered that regardless of the 'minimum' standards required under the manual for streets this area is widely known as an area where peoples speed to avoid the current traffic calming measures and that this application brings forward the only realistic opportunity for a long-term sustainable solution to slowing the traffic down in this area. It is recommended that a similar junction to that which is proposed in this application on Smallbrook Road be adopted for the Asheys Road junction. Whilst it is recognised that 1 side of the junction is 30 mph this is not adhered to by traffic speeding down the hill.

2. Lack of clarity over financial contributions towards Smallbrook Roundabout and Westridge Cross and no clarity from the IW Council on whether the roundabout proposed under the Pennyfeathers application can cope with the additional pressures from this and other proposed developments in the locality.

3. Lack of a sustainable public transport service in this location.

4. The density of the development on the Western Boundary which is out of character/ context with the prevailing pattern of existing development on Asheys Road.

5. Lack of clarity in the housing needs statement. The table shows that 80 units will be provided by Southern Housing (which is equivalent to 40%) whereas in paragraph 3.22 it is confirmed that 35%

is proposed. Furthermore, in paragraph 3.23 the applicant has proposed 30% for affordable rent and 70% for intermediate tenure which is not in accordance with policy DM4 as stated by the applicant. For confirmation RTC expects that 70% for affordable rent and 30% for intermediate tenure."

B. Much of our previous objection is still applicable to this reserved matters application although the Smallbrook Roundabout has now been completed.

The principle of development of this site has been established by the IW Council consent for the outline planning application. This reserved matters application should supply the LPA with the required detail for them to make an informed decision on this scheme.

The outline approval came with 19 planning conditions. Some of these have been dealt with prior to this application. Others are covered in this application.

a) Conditions 10 construction method statement and 12 ecology mitigation have been dealt with by separate submissions.

b) Foul and Storm Drainage and Landscaping (Nos. 6,8 and 9) are included in this application.

Some have not yet been addressed.

a) No.7. A desktop study on ground conditions with regard to possible contamination

b) No.11 An archaeological study.

c) No.13 A lighting scheme.

d) No.15 Further details of road design.

e) No.16 Pedestrian and cycle access.

f) No.18 Proper dispersal / positioning of the affordable housing throughout the site. The proposed affordable housing has been arranged in 3 blocks around the site.

C. Prior to any decision on this application, these outstanding conditions should be addressed by the developer so as to establish that the planning requirements for this site can be met in full.

D. In addition to compliance to the existing conditions there are now the latest issues which should be addressed in this application arising from the energy crisis and the cost of fuel. These include electric car charging facilities, the phasing out of gas heating and the use of alternate green energy forms of heating such as solar, wind and ground and air source heating. In addition, developers should be looking to deliver net zero housing schemes.

Comments for Planning Application 20/01061/FUL

Application Summary

Application Number: 20/01061/FUL

Address: Land South Of Appley Road North Of Bullen Road And East Of Hope Road (West Acre Park) Ryde Isle Of Wight

Proposal: Demolition of agricultural buildings and the garage to No 125 Marlborough Road; Proposed development consisting of 475 new dwellings (single and two storey dwellings (inclusive of 35% affordable housing) and inclusive of the conversion of the Coach House into pair of semi-detached dwellings; (leading to a net gain of 474 dwellings), single storey café and two storey doctors surgery and B1 office space with associated site infrastructure (inclusive of roads, parking, photovoltaic pergolas, garages, bin and bikes stores, below ground foul waste pump, electric substations, surface water detention basins and swales, landscape and ecological mitigations and net biodiversity enhancements); Proposed vehicular accesses off Bullen Road and Appley Road; Proposed public open spaces, Suitable Alternative Natural Greenspace and Allotments; Proposed three public rights of way; Proposed access, parking and turning for No 125 Marlborough Road and associated highways improvements

Case Officer: Sarah Wilkinson

Customer Details

Name: Mr Ryde Town Council Chambers

Address: 10 Lind Street, Ryde, Isle Of Wight PO33 2NQ

Comment Details

Commenter Type: Town Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Following an extensive public consultation on the application (see attached report), members of Ryde Town Council Planning Committee have asked the planning clerk to submit an objection to the proposed development at West Acre Park on the following grounds:

1. The proposed development is outside of the designated settlement boundary as per the Island Plan Core Strategy and although in places it is adjacent to the boundary insufficient attempt has been made to justify building on an area which is, only in part, immediately outside the boundary which is contrary to policy SP1.
2. The proposed development may, in the future, facilitate settlement coalescence with Nettlestone and Seaview as the application erodes the historic and natural environment and countryside between the parishes of Ryde Town and Nettlestone and Seaview contrary to policy AAP2.

3. The proposed location is not supported by immediate adequate road infrastructures, especially on Appley, Bullen and Marlborough road, and takes no account of the impact of major increased vehicle movements in and out of the development, in the immediate adjoining neighbourhoods, further afield on major routes in, out and through Ryde and on the Town centre and conurbation road network. Bullen Road, a development access road, is unable to be paved creating a serious road safety risk.

4. The proposed development is contrary to the Position Statement (2018/19) produced by Ryde Town Council which clearly states that proposed housing provided by approved planning applications and outline planning permissions has provided or will provide sufficient housing need in Ryde. It is also contrary to SP5, SP4, DM13 and DM7 of the Island Core Strategy 2012 and contrary to sections 12-15 of the National Policy Framework. The application does not prove housing need for Ryde and as there is existing land in the immediate Ryde East and South Area for housing with full and outline planning permission there is clearly a case of overdevelopment.

5. The proposed development discriminates against older adults, children, those who do not drive and those with disabilities as it impedes their human rights and independence of not providing accessible public transport in reasonable walking distance of all homes built on the site.

6. The proposed development is to be located on land that is currently farmed by a tenant farmer. Ryde Town Council believe that the loss of this farm will irreversibly change the character of the area and deprive the farmer of his livelihood. It is contrary to sections 118(b), 170 and 171 of the NPPF, which emphasise the need to recognise 'the intrinsic character and beauty of the countryside' and the important contribution that undeveloped land can make, including protection of wildlife, flood mitigation and food production, and advise that, 'where significant development of agricultural land is .. necessary, areas of poorer quality land should be preferred to those of a higher quality'. The impact of Covid-19 has emphasised the importance of these points.

7. The proposed development could overload the sewage system in the area and cause sewage capacity problems down the line.

8. The proposed development includes a GP surgery and the committee consider that, due to public transport inadequacies in the area, it is on an inappropriate site. It also replicates planned GP surgeries on two other nearby proposed developments and creates 'over provision' of health facilities that cannot be met.

9. The Environment Agency have highlighted the lack of an acceptable flood risk assessment given that the development falls within a flood zone. Ryde Town Council support their objection on these grounds.

Members also:

1. Resolved that, should permission be granted, Ryde Town Council would insist that the recommendations contained in the comment by Hampshire Constabulary's Crime and Disorder Office, be adopted by the developer.

2. While noting the importance of affordable housing, resolved that, should permission be granted, Ryde Town Council would insist that a commitment is made by the developer to only offer the affordable homes to Island residents.

NB. please find submitted by email separately details of a consultation on West Acre park carried out by Ryde Town Council.