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IWC Ref 23/00028/REF
Your Ref

Contact Appeals Team
Date 21 March 2024

The Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Site Address: Land Between Westridge Garage And St Johns Graveyard,
Great Preston Road, Ryde, PO33 1AY

Description of development: Proposed 6 dwellings to include formation of vehicular access
and parking to rear (revised scheme) (revised plans)

Application Reference: 23/00427/FUL

Appellant's name: Mr Anthony Holmes

Appeal Reference: APP/P2114/W/23/3327284

Appeal Start Date: 13.03.2024

I refer to the above details. An appeal has been made to the Secretary of State against the decision of The Isle of Wight Council to refuse to approve planning permission.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals)(Written Representations Procedure)(England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so on the Planning Portal at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to:

Simon Dunn, The Planning Inspectorate, Room 3C, 2 The Square, Bristol, BS1 6PN

All representations must be received by 18.04.2024. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available to view for inspection on the council website or at Council Offices, Seaclose, Fairlee Road, Newport, PO30 2QS (Monday – Thursday 8.30am - 5.00pm, Friday 8.30am – 4.30pm). Please Note attendance at Seaclose Offices is currently by appointment basis only.

You can get a copy of one of the Planning Inspectorate’s “Guide to taking part in planning appeals” booklets free of charge from Gov.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>.

This information is available in Braille, large print, tape and community languages from the above offices and Typetalk calls are welcome.



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COUNCIL’S REASONS FOR REFUSAL:

1. The proposal, by reasons of its layout, size, design and external appearance, would be a cramped form of development that would fail to complement the more spacious character of existing housing and the surrounding area, contrary to the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the National Planning Policy Framework.
2. The application is deficient in information in respect of a tree survey and assessment that considers the potential impacts of the proposed development on existing trees, and without this information the Local Planning Authority cannot fully assess the implications of the proposal for existing trees, particularly given the proximity of the proposed dwellings to existing trees, which may result in future conflict and increase pressure to have these trees significantly reduced or removed, to the detriment of the arboreal character and setting of the site, the adjacent graveyard, and surrounding area, and contrary to the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the National Planning Policy Framework.
3. The application is deficient in terms of information in respect of potential impacts on protected species (dormice survey and report) and/or any avoidance and/or mitigation measures that may be required to protect this species and/or its habitats. Therefore, the local planning authority is unable to fully assess the impact of the development on protected species, ecology and biodiversity contrary to the aims of policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy, the National Planning Policy Framework, and the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended) and Section 40 of the Natural Environment and Rural Communities Act 2006 (as amended).
4. The applicant has not entered into a planning obligation to secure a contribution towards the Solent Recreation Mitigation Strategy to mitigate for potential adverse effects on the Solent SPA in terms of increased recreational pressure from additional residential development within the Solent SPA Buffer Zone. In the absence of this mitigation being secured, or the applicant proposing any alternative form of mitigation, the proposal would adversely affect the integrity of the SPA and would fail to protect, conserve or enhance it contrary to the aims of policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy, the National Planning Policy Framework, and the

requirements of Regulation 63 of The Conservation of Habitats and Species Regulations 2017 (as amended) and Section 40 of the Natural Environment and Rural Communities Act 2006 (as amended).

5. The applicant has not entered into a planning obligation to secure a financial contribution from the development toward affordable housing provision contrary to the aims of policy DM4 (Affordable Housing) of the Island Plan Core Strategy and the Council's Affordable Housing Contributions Supplementary Planning Document.