

**NOTES OF RYDE TOWN COUNCIL'S
DEVELOPMENT STRATEGY SUB COMMITTEE MEETING
HELD ON THURSDAY, 19 JUNE 2025 AT 2.00PM
IN THE CONFERENCE ROOM, 11 ST THOMAS'S SQUARE, RYDE.**

Members Present: Cllr Diana Conyers, Cllr Edward Day, Cllr Jess Higgins and Cllr Malcolm Ross

Officers Present: Jon Baker (Committees Coordinator), Chris Turvey (Community Planning Officer)

Invited attendees: James Hinton (Hinton Group representing Aldi)

16/25 APOLOGIES

Apologies were received from Cllr Pippa Hayward.

17/25 DECLARATIONS OF INTEREST

None declared.

18/25 ELECTION OF CHAIR AND VICE CHAIR

Cllr Malcolm Ross was nominated and seconded as Chair and Cllr Jess Higgins was nominated and seconded as Vice Chair.

After a vote via a show of hands it was:

RESOLVED:

- i. THAT Cllr Malcolm Ross is the Chair of the Development Strategy Sub Committee.
- ii. THAT Cllr Jess Higgins is the Vice Chair of the Development Strategy Sub Committee.

19/25 NOTES TO THE PREVIOUS MEETING

RESOLVED:

THAT the notes to the meeting held on 27 March 2025 were agreed.

20/25 INFORMATION REGARDING A FUTURE ALDI SUPERMARKET FOR RYDE

Members welcomed James Hinton (from the Hinton Group) who provided a presentation on the proposed new Aldi Supermarket at Cothey Way on the outskirts of Ryde.

The store would be located on the former Neutrik site which had been vacant since 2023.

The current Neutrik building would be completely demolished and replaced with a modern energy efficient building. This would include a system of underfloor heating powered by the stores refrigeration units as well as photo voltaic solar roof panels. LED lighting will also be fitted throughout the store.

A new site entrance from Brading Road would be created to accommodate HGV access and manoeuvring, ensuring the site is suitable for large vehicles. A no right turn approach from the south will also be put in place. The existing turning into Cothey Way will be retained providing an additional access to the site. Accessibility for pedestrians and cyclists will also be enhanced.

Members requested for the possibility of positioning a bus stop close to the store (there is one further down opposite the Busy Bee Garden Centre, but this may be too far from the store for less mobile people). It was also suggested that an agreement could be put in place with Sothern Vectis to provide a dedicated shuttle bus for Aldi customers. This would also address the reliance on the use of cars, reducing carbon emissions.

It was also noted that there would be 114 parking spaces, including 6 disabled and 10 parent and child bays. There will also be secure places for up to 8 bicycles. Additionally, there will also be 12 electric vehicle (EV) charging points, and there were plans for 26 future EV charging points moving.

Members were advised that the proposed development would not negatively impact the business park, but enhance it, creating employment opportunities both during its construction and when opened to the public.

Moving forward a second phase of the development would look to build business units to the rear of the site providing opportunities for local traders, but this would be subject to the result of an Ecological Assessment which would include there not being any presence of Dormice and any other protected wildlife species. This exercise should be concluded by November 2025.

It was noted that a public consultation exercise via social media would be carried out to all residents and businesses within the surrounding area and there would be a dedicated website outlining all the plans for public viewing. A planning application would then be submitted later in the summer.

21/25 TERMS OF REFERENCE

Regarding the maintenance of an up to date list of projects identified in the annex to the Public Realm Strategy, members would be sent the updated list to identify what can be progressed and therefore generate future public realm projects.

On the issue of public realm, the Fiveways shelter was mentioned. Members of the public had approached the local member and raised concerns about its poor condition. Whilst the shelter still remained the property of the Isle of Wight Council, It was suggested that RTC's maintenance officer Frank Bull could pay regular visits to the shelter in order to keep it tidy.

All relevant documents would be reviewed ahead of the next meeting, and the Terms of Reference would be discussed further then.

22/25 AN AUDIT OF NOTICE BOARDS AND A PROPOSAL FOR THEIR USE

It was noted that this had started with photos and the condition of all boards logged. Kristian Horlock of the IWC had been contacted about replacing the vandalised board next to Western Gardens but had so far not responded.

It was suggested that AJ Wells could be contacted on providing long lasting boards such as public toilets as well as maps of the town with a “You Are Here” notification highlighted on the map.

23/25 COMMEMORATIVE PLAQUES ON PUBLIC REALM FURNITURE

There would be a full audit of all public benches owned by RTC, where their condition, size and whether they had a commemorative plaque attached to them being logged.

A policy would then be created to outline how plaques could be added to any bench which had a vacant space, outlining charges and if any benches could be purchased or adopted. Costs could also be split 50-50 between RTC and the applicant.

24/25 ADDITIONAL ITEM – ACCESSIBILITY AUDIT

Cllr Conyers stated that she would ask Jan Brooks to carry out an accessibility audit which could be completed and ready for the next meeting. This could then be taken to the Community planning Meeting held on 16 September 2025.

25/25 DATE AND TIME OF NEXT MEETING

The next meeting would be on Thursday, 11 September 2025 at 2pm.