

RE: ISLAND PLAN STRATEGY (IPS) REGULATION 19 REPRESENTATION
 - LAND ON SOUTH SIDE OF BOULDOUR ROAD (A3054) YARMOUTH.

Proposed Allocation Response Form



The Isle of Wight Council is the data controller for the personal information you provide on this form. The council's Data Protection Officer is the Assistant Director of Corporate Service and can be contacted at dpo@iow.gov.uk. You can contact the council by phone on 01983 821000, or by writing to us at County Hall, High Street, Newport, IWPO30 1UD.

Your information is required to assist us with the preparation of the council's development plan documents including the Island Planning Strategy. We require your consent to this processing, but you may withdraw your consent at any time.

Your personal data may be shared with other teams within the council to provide a service or to ensure our records are kept up to date where we are required to do so. We may also share the information with others, if required with the Planning Inspectorate during any Public Examination into the Island Planning Strategy. We will keep your details on our system until such time as the Island Planning Strategy has been adopted or until your site is delivered or no longer available or suitable.

You have the following rights under the GDPR. Please note not all of these rights apply to all processing. Further details can be found on our website at www.iow.gov.uk/dataprotection

- The right to be informed.
- The right to erasure
- The right to object
- The right of access.
- The right to restrict processing
- Rights related to automated decision making, including profiling
- The right to rectification
- The right to data portability

If you are not happy with the way the council is handling your personal information you have the right to lodge a complaint with the Information Commissioner's Office. Email: casework@ico.org.uk; website: <https://ico.org.uk/>; Telephone: 03031231113.

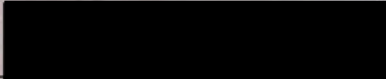

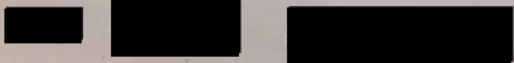
Please tick this box if you are happy for us to keep your data as set out above or until no longer required. You may withdraw your consent at any time.

Please note, your land has been proposed as an allocation in the Regulation 18 draft Island Planning Strategy however is subject to further consultation and independent Examination, it is therefore subject to change and may not be included in the final document. All sites will still need to apply for planning permission.

Proposed housing allocation reference number:			
Site name:			
Contact details	Landowner Details	Agent Details	
	[REDACTED]	[REDACTED]	
Please tick who we should contact	<input checked="" type="checkbox"/>		

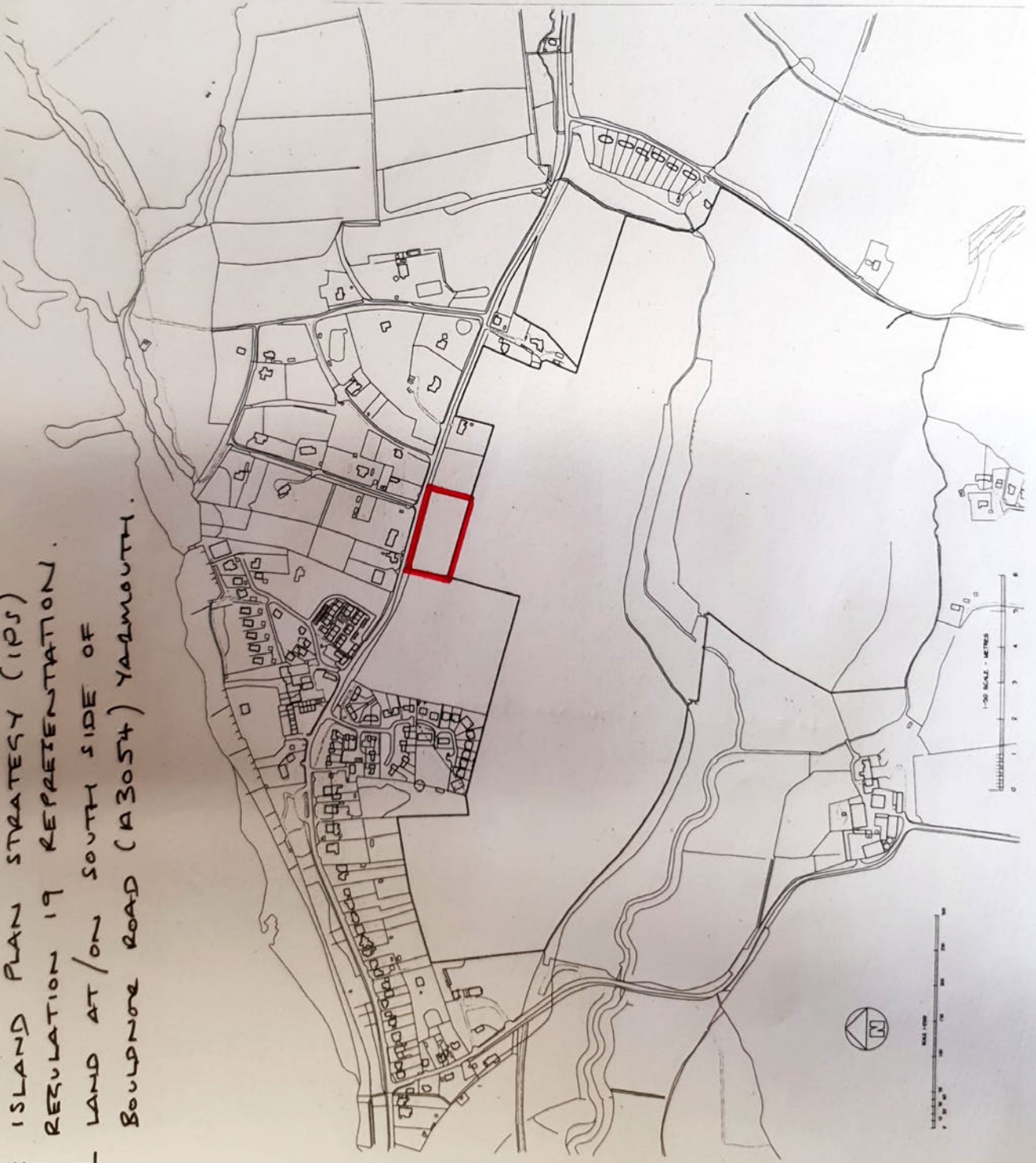
Site address:	PLEASE SEE ATTACHED PLAN. SITE OUTLINED IN RED.
Site size as set out in proposed allocation:	
Confirmation of availability – Yes / No	YES.
Are all landowners of your site in agreement – Yes / No	YES.

Yield as set out in proposed allocation:	
Timeline for bringing your land forward:	

<p>Proposed changes to policy wording from landowner/ agent:</p> <p>e.g. Mix of uses / yield / size /other</p>	
<p>Update on site discussions: Pre-app, developers on board, interest in market, financing in place:</p>	
<p>Do you have a site plan or masterplan in place?</p>	
<p>Have you undertaken any surveys, if so which ones?</p>	
<p>Phasing / potential trajectory: Do you have any evidence / confirmation?</p>	
<p>Potential timeline for first completion:</p>	
<p>Please provide any other relevant information that will help the council understand delivery of your proposed allocation.</p> <p>Please use this space to advise us of additional landowners</p>	

Thank you for taking the time to complete this form

RE: ISLAND PLAN STRATEGY (IPS)
REGULATION 19 REPRESENTATION.
- LAND AT/ON SOUTH SIDE OF
BOULNOE ROAD (A3054) YARMOUTH.



From: [REDACTED]
To: [Policy Consultation](#)
Cc: [REDACTED]
Subject: RE: ISLAND PLAN STRATEGY (IPS) REGULATION 19 REPRESENTATION - Land on South Side of Bouldnor Road (A3054), Yarmouth
Date: 19 August 2024 15:54:14
Attachments: [Scan 19 Aug 24 15.49.01.pdf](#)

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Dear Sir/Madam

RE: ISLAND PLAN STRATEGY (IPS) REGULATION 19 REPRESENTATION – Land on South Side of Bouldnor Road (A3054), Yarmouth

I am emailing you:

To make representations on Policies in the Regulation 19 Island Plan Strategy (IPS) consultation and to ask that you consider including the land detailed on the enclosed form as a housing allocation in the IPS.

This land is owned jointly by myself and my sister. We are willing landowners and would like to promote this land for residential development and would like the land to be an allocated site in the emerging IPS. We are sure that you will agree the need for the IPS to be ‘forward looking’ plan meeting the goals set out in paragraphs 15 & 16 of the NPPF.

The Reg 19 version of the IPS includes plans to deliver only 453 dwellings per annum. You will be aware that this is significantly below the current Standard Method of 703 dwellings per annum required for the Isle of Wight and even further below the Proposed Method of 1104 dwellings per annum - an uplift of 499 dwellings per annum from the Reg 19 numbers. There are simply too few allocated sites within the Reg 19 version of the IPS to deliver increased housing numbers.

If the Isle of Wight is to deliver more housing numbers for the duration of the IPS then it is a simple fact that more sites will be required and I suggest that my site is in a sustainable location given it’s proximity to Yarmouth (within 10 minutes’ walk) and its location on a major and frequent bus route.

The housing numbers contained in The Reg 19 version of the IPS are dependent upon the delivery of the large scale sites on Cowes waterfront, Camp Hill and Newport Harbour. These are all highly questionable in terms of deliverability due to economic viability and other factors. If, as seems likely, these sites do not deliver the large numbers of units that the IPS requires them to do then even more allocated sites will be needed.

Given all of the above and the simple need for more sites in sustainable locations I would like to submit this site for consideration for housing allocation in order to assist in helping the Isle of Wight Council achieve the necessary housing numbers during the life of the IPS. The Island will need a mixture of large sites and smaller sites such as this if it is to deliver the requisite housing numbers. There are only a finite number of developers who will build on the Island at any one

time. Smaller sites such as this will appeal to smaller-sized independent developers and self-builders who are simply not able to take on the larger sites. As part of a good mix, these smaller sites are likely to deliver housing numbers more immediately than the larger more contentious sites.

The enclosed form and attached plan are taken from an earlier 'call for sites' but provide the necessary information for the land to be assessed for inclusion as an allocated site for residential development.

Yours sincerely

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]