



EXAMINATION OF THE ISLAND PLANNING STRATEGY

Inspectors

David Spencer BA(Hons) DipTP MRTPI and Andrew Steen BA(Hons) DipTP MRTPI

Programme Officer

Louise St.John Howe

6 May 2025

Mr James Brewer
Planning Policy Manager
Isle of Wight Council

By Email

Dear Mr Brewer

Examination of the Island Planning Strategy (IPS)

Further to our recent correspondence dated 30 April accommodating the Council's request to respond to our post hearings letter by 9 June 2025 we wish to bring a relevant matter to the Council's attention. This has recently been raised with the Programme Officer by Greenfields (IOW) Ltd. We are aware that a recent Court of Appeal decision has quashed the planning permission¹ granted for 473 dwellings and associated infrastructure at Westridge Farm, Ryde (referred to at the hearing sessions as the "West Acre Park site"). This site is listed in Appendix 1 of the submitted IPS as a site with planning permission for 472 dwellings to be delivered within the plan period. Site specific requirements, for at least 474 dwellings, were also listed in Appendix 3 of the Plan at page 225.

We note that the Court of Appeal has confirmed that the Planning Committee's resolution in April 2023 approving the application remains valid and lawful but nonetheless this is a significant site in the Council's proposed housing delivery pipeline that no longer has the benefit of a lawful planning permission. This could have a bearing on the interim option we have outlined in terms of demonstrating a deliverable housing land supply for years 1-5 on plan adoption. We are not necessarily seeking the Council to respond to this letter but flag up its contents in terms of feeding into the Council's wider deliberations on any course of action it wishes to take in response to our post hearings letter.

¹ Reference 20/01061/FUL

Yours sincerely

David Spencer & Andrew Steen

Examining Inspectors