

Appendices 1-6 - Reg 19

Submitted by: Anonymous user

Submitted time: 16 Aug 2024, 16:27:09

Name/Organisation

Red Funnel

Email Address

[REDACTED]

1. What type of respondent are you?

Business, Landowners and Developers

2. Which appendix are you commenting on

Appendix 3 – Site specific requirements

3. Does your comment relate to a specific paragraph(s)? if yes which paragraph does this relate to?

All housing allocation HA120

4. In relation to the policy or paragraph you are commenting on, do you consider the Island Planning Strategy for submission to be legally compliant?

Yes

5. Please give details to support your answer to question 4

- **Yes - legally compliant**

6. In relation to the policy or paragraph you are commenting on, do you consider the Island Planning Strategy for submission to be sound?

No

7. If you answered no to question six is this because?

- **Not effective**
- **Not justified**

8. What modifications do you think are needed to make the Island Planning Strategy legally compliant and/or sound?

Red Funnel suggests that the policy wording is updated as follows:

A brownfield site of approximately 2.4 hectares is allocated at land at Red Funnel and surrounds, East Cowes to deliver a sustainable, high quality mixed use development resilient to climate change and sympathetic to the character of the area and which shall provide delivery of:

- a. approximately 30 homes providing a mix of sizes and an affordable housing contribution in line with H5 and H8;**
- b. tourist accommodation and approximately 520m2 of flexible commercial space (use class E);**
- c. demolition of unused buildings;**
- d. terminal buildings with associated marshalling facilities;**
- e. public transport, access and highway improvements as required as well as opportunities to enhance or create links to the local sustainable transport network;**
- f. on-site parking and cycle provision;**
- g. enhanced public realm, open and recreation space;**
- h. pedestrian connectivity improvements;**
- i. appropriate landscaping and boundary treatment;**
- j. an appropriate level of public access to the waterfront;**
- k. an appropriate level of access to the waterfront and marine-related infrastructure, where it is required for existing and future marine and maritime-related businesses**
- l. seawall and coast defence improvements; and**
- m. any other measures that enhance East Cowes as a destination.**

Development and required infrastructure will be delivered on a phased basis in line with housing delivery.

Proposals should demonstrate that the level of retail and leisure uses will not have an unacceptable impact on the town centres of East Cowes and Cowes.

9. Do you have any comments on the policies map?

No

11. Do you wish to request to appear at the hearing sessions that will take place?

No

12. Please outline why you would like to attend?

NA

Environment Reg 19

Submitted by: Anonymous user

Submitted time: 16 Aug 2024, 16:21:24

Name/Organisation

Red Funnel

Email Address

[REDACTED]

1. What type of respondent are you?

Business, Landowners and Developers

2. What Environment policy you are commenting on

EV18 - Improving Resilience to Coastal Flooding and Coastal Risks

3. Does your comment relate to a specific paragraph(s)? if yes which paragraph does this relate to?

The first paragraph of policy EV18

4. In relation to the policy or paragraph you are commenting on, do you consider the Island Planning Strategy for submission to be legally compliant?

Yes

5. Please give details to support your answer to question 4

- **Yes - legally compliant**

6. In relation to the policy or paragraph you are commenting on, do you consider the Island Planning Strategy for submission to be sound?

No

7. If you answered no to question six is this because?

- **not effective**

8. What modifications do you think are needed to make the Island Planning Strategy legally compliant and/or sound?

Red Funnel consider that the policy wording should include specific reference to ensuring the continued efficient and effective operation of cross-Solent transport infrastructure.

Suggested Wording:

Development proposals located on waterfronts that have a 'hold the line' policy in the Isle of Wight Shoreline Management Plan should, where consistent with the continued efficient and effective operation of cross-Solent transport infrastructure, provide and maintain on-site coastal defences or, where appropriate, land raising to a height consistent with mitigating the impacts of predicted sea level rise over the lifetime of the development.

Developer contributions from major development may also be required towards future coastal flood and erosion risk reduction schemes, in areas benefitting directly or indirectly from existing coastal defences or requiring future improvements in defences. Such contributions will be determined on a case by case basis using the Isle of Wight Shoreline Management Plan, coastal strategy and studies and any identified coastal defence projects to inform the particular areas and level of contribution. Preapplication discussions are encouraged and should ensure that such requirements are identified and considered at the earliest stages.

Proposals for new or replacement coastal defence schemes will only be permitted where it can be demonstrated that the works are consistent with the management approach for the frontage presented in the most up to date shoreline management plan and coastal strategy and studies.

9. Do you have any comments on the policies map?

No

11. Do you wish to request to appear at the hearing sessions that will take place?

No

12. Please outline why you would like to attend?

NA

Growth Reg 19

Submitted by: Anonymous user

Submitted time: 16 Aug 2024, 16:23:51

Name/Organisation

Red Funnel

Email Address

[REDACTED]

1. What type of respondent are you?

Business, Landowners and Developers

2. What Community policy you are commenting on

G5 - Ensuring Planning Permissions are Delivered

3. Does your comment relate to a specific paragraph(s)? if yes which paragraph does this relate to?

Policy G5 as a whole

4. In relation to the policy or paragraph you are commenting on, do you consider the Island Planning Strategy for submission to be legally compliant?

No

5. Please give details to support your answer to question 4

- **No - not legally compliant**

6. In relation to the policy or paragraph you are commenting on, do you consider the Island Planning Strategy for submission to be sound?

No

7. If you answered no to question six is this because?

- **Not consistent with national policy**
- **not effective**
- **not justified**
- **not positively prepared**

8. What modifications do you think are needed to make the Island Planning Strategy legally compliant and/or sound?

Although Red Funnel supports the intention of draft policy G5, Red Funnel considers that it should not be the place of local plans to duplicate legislation such as the Levelling Up and Regeneration Act 2023.

Additionally, although Section 255(3)(a) of the Levelling Up and Regeneration Act relating to Sections 112, 113 and 114 of that Act have been signed into law and the power to make regulations has come into force, the regulations have not yet been made by the Secretary of State.

Red Funnel suggests that draft policy G5 is removed from the Plan, as it should not duplicate legislation, is not currently consistent with national policy and may not be consistent with future national policy. As such, draft policy G5 is not effective or justified.

9. Do you have any comments on the policies map?

No

11. Do you wish to request to appear at the hearing sessions that will take place?

No

12. Please outline why you would like to attend?

NA

Transport Reg 19

Submitted by: Anonymous user

Submitted time: 16 Aug 2024, 16:25:10

Name/Organisation

Red Funnel

Email Address



1. What type of respondent are you?

Business, Landowners and Developers

2. What Transport policy are you commenting on

T3 - Cross Solent Transport

3. Does your comment relate to a specific paragraph(s)? if yes which paragraph does this relate to?

Whole policy T3

4. In relation to the policy or paragraph you are commenting on, do you consider the Island Planning Strategy for submission to be legally compliant?

Yes

5. Please give details to support your answer to question 4

- **Yes - legally compliant**

6. In relation to the policy or paragraph you are commenting on, do you consider the Island Planning Strategy for submission to be sound?

Yes - positively prepared

8. What modifications do you think are needed to make the Island Planning Strategy legally compliant and/or sound?

Red Funnel wholly supports policy T3 for cross-Solent travel and its intention to improve the Island's cross-Solent services.

9. Do you have any comments on the policies map?

No

11. Do you wish to request to appear at the hearing sessions that will take place?

No

12. Please outline why you would like to attend?

NA