

IPSR39 STATEMENT ON MATTER 8
ECONOMIC GROWTH

Inspector's question 8.1 Are the employment allocations identified at Policies EA1-EA6 soundly based? Has there been an appropriate approach to site selection in identifying the 6 proposed sites for allocation?

Response: Employment Allocation site EA6 "Sandown Airport" refers to a greenfield site in Newchurch, (off Newport Road) with regard to office/industrial development. At 2.9 hectares it has sufficient impact to avoid the exception of small scale rural offices under NPPF section 7 ss. 93. It therefore fails a sequential test as in the NPPF. Contrary to IPS EV14, the site listed in E1 presents flood risk, by replacing permeable 2.9 hectares of grassland with hardstanding development, endangering the vital adjacent Newport Road, housing and business opposite which are significantly lower ground levels, contrary to section NPPF section 172 "taking into account all sources of flood risk Climate change – so as to avoid , where possible , flood risk to people and property". Failure to identify sites in Sandown Town Centre and environs as employment allocations, is contrary to the NPPF Section 7 ss. 90 ss.d and appears failure to regenerate where necessary, in an area requiring urgent action.

Inspector's question 8.4 is the proposed allocation at EA6: Land at Sandown Airport justified and effective in terms of being a sustainable location for employment floorspace and being capable of being safely and suitably accessed from the highway network?

Response: Access to the proposed EA6 allocation will interfere and endanger traffic using the vital Newport Road, including the number 8 bus. Currently greenfields, Site EA6 is only accessed from the adjacent narrow stretch of Newport Road. Such access would appear to be dangerous for high volumes of traffic, application 19/01205/OUT (5 years after the original application) for vague commercial/office use was refused in July 2024, by the Council planning committee, due to the recognised (by East Wight Council members) traffic danger in access to the site/traffic concerns for a vital road, and impact on the important number 8 bus route/fragile bus infrastructure "stops" unable to support usage by passengers, without shelter or hardstanding.

Inspector's question 8.16 Are the core tourist accommodation areasIs the Policy approach to resisting the loss of tourist accommodation in core areas justified and consistent with National planning policy?

Response: The number of large ageing semi derelict/neglected hotels in Sandown Town Centre and environs, is harmful to the tourist economy, and it appears left as it is, will only decline further with greater long term harm to the tourist economy. Year long new mixed economic activity including offices, together with newer, smaller sites for hotels, appears a solution. NPPF section 7 ss. 90.d appears to support this.

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