

Isle of Wight Council: Draft Island Strategy: Matter 6 Statement

Prepared by Fisher German
on behalf Jacton Properties



Project Title

Land at New Fairlee Farm, Newport, Isle of Wight

Agent

James Beverley MRTPI

Fisher German LLP

Contact details

The Estates Office

Norman Court

Ashby de la Zouch

LE65 2UZ

01 Introduction

- 1.1 This Matter Statement has been prepared on behalf of the on behalf of Jacton Properties Ltd. in respect of their land interests at New Fairlee Farm, Newport, as illustrated at Figure 1 below. The land above forms part of a site known as ‘Land at and adjacent to New Fairlee Farm’ (Ref: HA040), which was previously identified in the November 2018 Draft Island Planning Strategy as a proposed allocation site.
- 1.2 The below site was included within the 2018 Draft Plan as a proposed allocation for a residential led mixed-use development. It was identified as being capable of accommodating at least 880 dwellings, a mix of green, open and recreational space, a range of small-scale community uses (which could include a multi-purpose community building and a convenience shop) and an improved road network including a park and ride hub. Representations were made that that time to support the proposed allocation of the site. The allocation was however removed in a subsequent Regulation 18 Consultation (July 2021). Representations were submitted on behalf of our client requesting the sites re-inclusion and objecting to the approach adopted in respect of housing growth on the island.

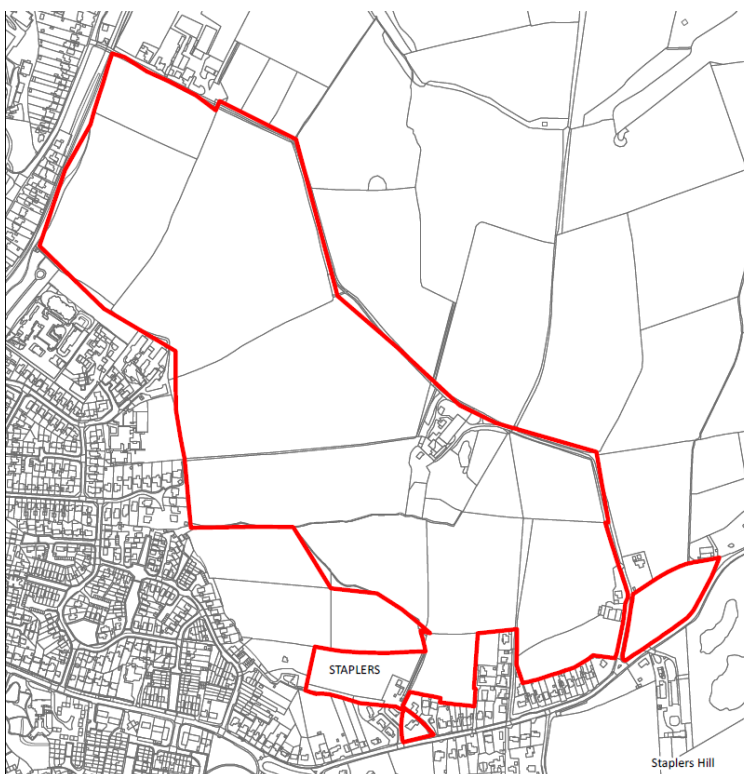


Figure 1: Land at and adjacent to New Fairlee Farm (HA040) (Source: IoW Council)

02 Matter 6 – Allocating Sites for Housing, including Key Priority Sites

Issue 1: General approach to the selection of housing sites allocated in the Plan

6.2 Appendix 1 to the Housing Evidence Paper B [Document H015] provides an overview of the scaling back of sites from earlier drafts of the Plan. Is the approach justified? The table at Appendix 1 identifies that the Council considers a notable number of the removed sites could be suitable for development through submitted Policies H7 or H9. Would that be an effective approach?

- 1.1 No, as per our response to Matter 3: Question 3.3, the evidence paper does not provide adequate justification for the deletion of former proposed allocations, particularly those which have been deleted under the R5 criterion, which includes 3 discrete reasons for deletion, but does not provide any clarity as to which is the reason for each site. Through direct enquiries the Council confirmed the reason for the deletion of HA040 was deleted due to *being an 'adjacent greenfield site not forming a logical extension to the settlement boundary' rather than the other two issues listed under R5*. As set out in detail in our Regulation 19 response, the site is clearly a logical extension of the settlement and as such its removal for that reason has not been justified. Its removal is predicated predominantly on the adoption of a lower housing requirement, which resulted in sites which are assessed in evidence as suitable (hence their former status as draft allocations) being removed to artificially decrease the housing supply on the Isle of Wight.
- 1.2 As confirmed in relation to Matter 2 Question 2.23, any assumption that sites removed from the Plan to facilitate the 'Island Realistic Housing Requirement' could simply be delivered through applications is not accepted. As a matter of principle, the planning system is supposed to be Plan-led. The NPPF at Paragraph 16 clearly affirms this principle stating unequivocally "*The planning system should be genuinely plan-led*". However, beyond this, allocations provide the security and confidence required for planning applications to be submitted. Moreover, the policies provided allow for development of only exception sites and previously developed land, which would be acceptable in principle and should serve to boost the significantly the supply of housing, not mitigate an artificially constrained requirement. The Council should state how much housing they anticipate to deliver through such mechanisms, but our suspicion is this would not make a sizeable contribution to supply, despite 2,400

dwellings identified on the Council's brownfield register.

- 1.3 If this examination concludes that the Council's approach in respect of housing delivery and the housing requirement is unsound and needs to be uplifted either to, or at the very least towards, Local Housing Need, then logically the re-allocation of the formerly identified housing allocations (subject to landowner confirmation as still being available) is a logical and reasonable step, particularly in the context of Mathew Pennycook's direction to PINS relating to Local Plan Examinations only pausing for a period up to 6 months (July 2024).