

Isle of Wight Council**Island Planning Strategy – Regulation 19 Submission version: COMMENTS FORM**

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Name/Organisation: *

East Cowes Town Council

Email: *

Address and Postcode:

Town Hall
York Avenue,
East Cowes,
Isle of Wight,
PO32 6RU

Telephone:

1) What type of respondent are you? *

(Member of the public, statutory consultee (excluding Councillors and Parishes) Business (Landowner and Developers), Councillor, Parish Council, other Local Authorities, Resident Group.)

Town Council

2) What policy are you commenting on? *

(Please complete a separate form for each policy you are commenting on)

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

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EV5 Trees, woodland and hedgerows

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?*

(a plan is legally compliant if it is consistent with [national planning policy](#) and the council have complied with the [Duty to Co-operate](#))

Yes

No

5) Please give details to support your answer to question 4 *

Yes, consistent with national policy

Yes, complies with Duty to cooperate

No, Failure to comply to Duty to cooperate

No, not consistent with national policy

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

There are four 'tests of soundness' set out in [paragraph 35 of the NPPF](#) – (a) positively prepared, (b) justified, (c) effective and (d) consistent with national policy

Yes – Positively prepared

Yes – Justified

Yes – Effective

Yes – Consistent with national policy

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 is needed to make the Island Planning Strategy legally compliant and/or sound? *

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To include the requirement for tree lined streets in major applications - in line with NPPF paragraph 136.

9) Do you have any comments on the polices map? *

[\(click here to go to the Regulation 19 Island Planning Strategy Map\)](#)

10) Do you wish to request to appear at the hearing sessions that will take place? *

Yes

No

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Missing Policies:

NPPF 191 b requires policies relating to identifying tranquil areas. Within the supporting documents for the Island Strategy there is no policy specifically about tranquil areas – or that has identified tranquil areas. Suggest inserting an additional bullet point specifically around that into EV9

NPPF 113.Planning policies and decisions should recognise the importance of providing adequate overnight lorry parking facilities, taking into account any local shortages, to reduce the risk of parking in locations that lack proper facilities or could cause a nuisance. Proposals for new or expanded distribution centres should make provision for sufficient lorry parking to cater for their anticipated use.

There is no mention of Lorry parking, this is especially important to East Cowes.

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H1

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7.7

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Yes

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Yes – Positively prepared

Yes – Justified

Yes – Effective

Yes – Consistent with national policy

No

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

Not, Consistent with national policy

Not, Effective

Not, Justified

Not, Positively prepared

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Table columns do not add up to the totals for Year 3, Year 4, Year 5, Years 6-10 or Total. Also the row for Total does not add up to the total shown.

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10) Do you wish to request to appear at the hearing sessions that will take place? *

Yes

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11) Please outline why you would like to attend? *

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CC1 Climate Change

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Yes

No

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Yes – Positively prepared

Yes – Justified

Yes – Effective

Yes – Consistent with national policy

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 is needed to make the Island Planning Strategy legally compliant and/or sound? *

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This policy is an aspiration, as written rather than a policy. To make this sound it shouldn't simply reference other bodies or documents. Better wording would be: Policy CC1 Climate Change Developments shall support the Isle of Wight becoming carbon neutral by 2035, through where relevant: A) Minimising carbon emissions B) Maximising carbon storage and sequestration C) Mitigating and adapting to the impacts of climate change D) Responding to the economic and policy changes that are likely to accompany climate change e) Supporting the Isle of Wight UNESCO Biosphere designation

9) Do you have any comments on the polices map? *

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Yes

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Yes

No

5) Please give details to support your answer to question 4 *

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Yes – Justified

Yes – Effective

Yes – Consistent with national policy

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There is no requirement in paragraph 58 of the NPPF that viability assessments must be carried out by an independent third party or fully funded by the applicant themselves.

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Yes – Positively prepared

Yes – Justified

Yes – Effective

Yes – Consistent with national policy

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 is needed to make the Island Planning Strategy legally compliant and/or sound? *

Please note in your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You can attach any files or documents with this submission. You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the inspector, based on the matters and issues he or she identifies for examination.

principal residence is not defined in the Glossary.

9) Do you have any comments on the polices map? *

[\(click here to go to the Regulation 19 Island Planning Strategy Map\)](#)

10) Do you wish to request to appear at the hearing sessions that will take place? *

Yes

No

11) Please outline why you would like to attend? *

If you have answered No to Question 10 please put NA in the text box below

How we use your information

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Please ensure that you have answered all the questions in full.

The closing date for representations is by midnight on Monday 19 August 2024

Isle of Wight Council**Island Planning Strategy – Regulation 19 Submission version: COMMENTS FORM**

Your comments on the Plan will help us and the Inspector appointed to oversee the examination process, to identify any plan issues relating to soundness, legal compliance, and compliance with Duty to Cooperate and any changes that may be needed before adopting the Plan.

Please read the [guidance notes](#) carefully before completing this form.

Responses **MUST** be received **by midnight on Monday 19 August 2024** for your comments to be taken into account. Any representations received after this will not be forwarded to the inspector for the examination.

Your comments should relate to a specific policy, paragraph number or policy map. If there are parts of the plan which you believe are not sound, not legally compliant, or fail to meet the Duty to Cooperate, please tell us why, and what changes you think are necessary. Any evidence you have to support your proposed changes can be added as an attachment in addition to this form. You are able to submit a form for each policy or paragraph you wish to comment on.

IMPORTANT: Where you are attaching a separate letter setting out your representation, please make sure that you complete the questions on the form for each representation you wish to make and NOT just refer to an attached letter. This enables comments to be assessed and processed more quickly and does not hold up the Examination process.

Any questions with an * require an answer.

Contact details:

Please complete your name and email address in the boxes below so that we can contact you if we require any additional information on any comments, you may have made, or you have shown interest in participating in a hearing session(s)

Anonymous comments will not be accepted.

Name/Organisation: *

East Cowes Town Council

Email: *

Address and Postcode:

Town Hall
York Avenue,
East Cowes,
Isle of Wight,
PO32 6RU

Telephone:

[Redacted] []

1) What type of respondent are you? *

(Member of the public, statutory consultee (excluding Councillors and Parishes) Business (Landowner and Developers), Councillor, Parish Council, other Local Authorities, Resident Group.)

Town Council

2) What policy are you commenting on? *

(Please complete a separate form for each policy you are commenting on)

H6

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

You are able to submit a separate form for each policy / paragraph you wish to comment on. If your answer to this question (no 3) is No please put NA in the text box below.

7.68

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?*

(a plan is legally compliant if it is consistent with [national planning policy](#) and the council have complied with the [Duty to Co-operate](#))

Yes

No

5) Please give details to support your answer to question 4 *

Yes, consistent with national policy

Yes, complies with Duty to cooperate

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No, not consistent with national policy

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The supporting text is a lot more stringent than the policy as written. The policy relates to rural housing. The policy is fine, but the supporting text in 7.68 is a lot more onerous than the policy - and includes the words "The replacement dwelling should not be materially larger than the existing dwelling."

9) Do you have any comments on the polices map? *

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MISSING POLICY PLEASE SEE ATTACHED DOCUMENT

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