

Community Reg 19

Submitted by: Anonymous user

Submitted time: 18 Aug 2024, 21:16:30

Name/Organisation

James Tregoning, WightLife Homes

Email Address

[REDACTED]

1. What type of respondent are you?

Business, Landowners and Developers

2. What Community policy you are commenting on

C11 - Net Zero Carbon and Lowering Energy Consumption in New Development Utility Infrastructure Requirements for New Development

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

NA

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 consistent with national policy**

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

For consistency with paras 124 d) and e) of the NPPF (and also IWC policy E7), Policy C11 should exclude new residential homes created from the repurposing, conversion, extension or airspace development above under-utilised land and buildings. The retention and reuse of existing structures would be expected to have low carbon emissions impacts but would provide significant challenges in achieving net zero.

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

Housing Reg 19

Submitted by: Anonymous user

Submitted time: 18 Aug 2024, 21:52:02

Name/Organisation

James Tregoning, WightLife Homes

Email Address

[REDACTED]

1. What type of respondent are you?

Business, Landowners and Developers

2. What Housing policy you are commenting on

H9 - New Housing on Previously Developed Land

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

NA

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 no to question six is this because?

- **Not consistent with national policy**

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

As outlined in 8.100 (support high quality tourism) the island contains examples of low quality housing stock that can harm tourism. They also can harm conservation areas, heritage assets and other town centre functions. 8.102 also notes the rise of short term lettings. Indeed research shows that "official" quantum of housing available for short-term let on IoW exceeds the number of individual households on the housing register. The sustainable redevelopment of low quality hotel stock to residential should be encouraged and explicitly supported within the IPS. This would be consistent with NPPF paras 124 c), 124 d) and 127 a) as well as IWC policies EV1, C2, E7 and E8.

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