

IPS visions and objectives - Reg 19

Submitted by: Anonymous user

Submitted time: 15 Aug 2024, 15:11:33

Name/Organisation

Northwood Parish Council

Email Address

[REDACTED]

1. What type of respondent are you?

Parish Council

2. What IPS vision and objectives policy are you commenting on

Policy AFF1 Isle of Wight Affordable Housing

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

3.14

The fact that only 13% of affordable housing has been delivered is considered to be very poor and that affordable housing needs to be built proportionately within developments to ensure they are delivered in good time and not left to the end. 35% is a large overestimate of what can be achieved.

3.22 - 3.24

The very poor response to the Local Housing Needs Assessment needs to be taken into account when interpreting these figures.

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood had been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed.

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

IPS visions and objectives - Reg 19

Submitted by: Anonymous user

Submitted time: 15 Aug 2024, 15:20:02

Name/Organisation

Northwood Parish Council

Email Address



1. What type of respondent are you?

Parish Council

2. What IPS vision and objectives policy are you commenting on

Policy INF1 Infrastructure

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

3.33

It is queried why the Infrastructure Delivery Plan (IDP) addresses 'strategic' infrastructure priorities and not localised? The proposed development at Somerton Farm, Newport Road would require a new road and this needs to be challenged.

3.43 and 3.47

- West Medina – Cowes, Gurnard and Northwood and settlements in and to the west of Newport**

Why was Northwood Parish Council not consulted over the adjusted settlement boundaries. The extended designation of Northwood being in a primary settlement does not reflect the rural nature of the village. This contradicts section 4.5 citing the importance of settlement identity and preserving settlement identity.

Referring to Appendix 2, table 2: showing that 351 of the proposed 388 new homes without planning permission in the West Medina Regeneration Area are in Northwood: Former Somerton Reservoir (146); Somerton Farm (160); Land rear of 84 Wyatts Lane (20); Harry Cheek Gardens and Wyatts Lane (25); compared to just 12 in Gurnard and 25 in Cowes.

351 new homes (plus the 72 already approved) in addition to the 1200 homes already in existence in Northwood represents a 35% increase and no settlement should be increased by 35%, especially a rural village without the necessary infrastructure.

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as required.

Appendices 1-6 - Reg 19

Submitted by: Anonymous user

Submitted time: 16 Aug 2024, 09:51:01

Name/Organisation

Northwood Parish Council

Email Address



1. What type of respondent are you?

Parish Council

2. Which appendix are you commenting on

Appendix 2 – List of Allocated sites

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

Housing allocation: HA022 Somerton Farm, Newport Road, Cowes Site specific requirements A greenfield site of approximately 10.7 hectares is allocated at Somerton Farm, Cowes to deliver a sustainable, high-quality mixed-use development resilient to climate change which shall provide: a at least 130 homes providing a mix of sizes and an affordable housing contribution in line with H5 and H8;

Why does this still refer to 130 homes in the main text when there is an outline application of approximately 160 homes and employment land, currently being determined? This is misleading.

Housing allocation: HA025 Land rear of 84 Wyatts Lane, Northwood

d protection of trees, SINC and biodiversity enhancements;

e landscape buffers to safeguard the setting of the wider rural area and to the designations;

This site cannot be developed due to the value of the land containing ancient woodland. A 50 metre buffer zone is required around it.

Housing allocation: HA121 Land rear of Harry Cheek Gardens, Northwood

It was commented that planning had already lapsed once on this site and problems with the road access had been identified by Island Roads, residents and the parish council. See objections on the current planning application. The site-specific requirement 'Proposals should not prevent adjacent sites coming forward' was also objected to.

All three Housing Allocations for Northwood HA022, HA025 and HA121 have on occasion had their locations addressed as Cowes rather than Northwood. The two locations are entirely different.

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?

Housing allocation: HA022 Somerton Farm, Newport Road, Cowes Site specific requirements A greenfield site of approximately 10.7 hectares is allocated at Somerton Farm, Cowes to deliver a sustainable, high-quality mixed-use development resilient to climate change which shall provide: a at least 130 homes providing a mix of sizes and an affordable housing contribution in line with H5 and H8;

Why does this still refer to 130 homes in the main text when there is an outline application of approximately 160 homes and employment land, currently being determined? This is misleading.

Housing allocation: HA025 Land rear of 84 Wyatts Lane, Northwood

d protection of trees, SINC and biodiversity enhancements;

e landscape buffers to safeguard the setting of the wider rural area and to the designations;

This site cannot be developed due to the value of the land containing ancient woodland. A 50 metre buffer zone is required around it.

Housing allocation: HA121 Land rear of Harry Cheek Gardens, Northwood

It was commented that planning had already lapsed once on this site and problems with the road access had been identified by Island Roads, residents and the parish council. See objections on the current planning application. The site-specific requirement 'Proposals should not prevent adjacent sites coming forward' was also objected to.

All three Housing Allocations for Northwood HA022, HA025 and HA121 have on occasion had their locations addressed as Cowes rather than Northwood. The two locations are entirely different.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed,

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

Community Reg 19

Submitted by: Anonymous user

Submitted time: 15 Aug 2024, 15:42:48

Name/Organisation

Northwood Parish Council

Email Address

[REDACTED]

1. What type of respondent are you?

Parish Council

2. What Community policy you are commenting on

C3 - Improving our Health & Wellbeing

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

C3

It is queried whether the Health Impact Assessment (HIA) is on the local community and whether it includes mental health?

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary

Community Reg 19

Submitted by: Anonymous user

Submitted time: 15 Aug 2024, 15:48:57

Name/Organisation

Northwood Parish Council

Email Address

[REDACTED]

1. What type of respondent are you?

Parish Council

2. What Community policy you are commenting on

C4 - Health Hub at St Marys Hospital

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

C4

Recruiting doctors is a significant issue and the poor education system on the Island is thought to be the most significant barrier.

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 - consistent with national policy

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

Community Reg 19

Submitted by: Anonymous user

Submitted time: 15 Aug 2024, 15:52:19

Name/Organisation

Northwood Parish Council

Email Address

[REDACTED]

1. What type of respondent are you?

Parish Council

2. What Community policy you are commenting on

C5 - Facilitating Independent Living

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

C5

The requirement for 20% of dwellings to be built for older people or those with mobility problems should not come out of the 35% of dwellings already ringfenced for affordable housing.

There needs to be more consideration about what constitutes a suitable dwelling for older people or those with mobility problems as bungalows are not necessarily the solution.

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

Community Reg 19

Submitted by: Anonymous user

Submitted time: 15 Aug 2024, 15:54:29

Name/Organisation

Northwood Parish Council

Email Address

[REDACTED]

1. What type of respondent are you?

Parish Council

2. What Community policy you are commenting on

C9 - Education Provision

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

5.55

This contradicts the current primary school place planning issue in that there are more places in primary schools than children to fill them and some primary schools on the Island will need to close.

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

Community Reg 19

Submitted by: Anonymous user

Submitted time: 15 Aug 2024, 15:56:13

Name/Organisation

Northwood Parish Council

Email Address

[REDACTED]

1. What type of respondent are you?

Parish Council

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?

There should also be a requirement within this policy for roof pitches to be aimed due south for energy efficiency.

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

Community Reg 19

Submitted by: Anonymous user

Submitted time: 15 Aug 2024, 15:58:59

Name/Organisation

Northwood Parish Council

Email Address

[REDACTED]

1. What type of respondent are you?

Parish Council

2. What Community policy you are commenting on

C12 - Utility Infrastructure Requirements for New Development

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

5.84

The word 'generally' needs removing. Development should never occur until the applicant can demonstrate that a strategy is in place following discussion with Southern Water to provide connections to public utilities infrastructure and/or deliver the required infrastructure to support development.

5.85

NPC wish to request a detailed copy of the plan for the proposed development at Somerton Farm.

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

Community Reg 19

Submitted by: Anonymous user

Submitted time: 15 Aug 2024, 16:01:18

Name/Organisation

Northwood Parish Council

Email Address

[REDACTED]

1. What type of respondent are you?

Parish Council

2. What Community policy you are commenting on

C15 - Community Led Planning

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

There needs to be special legislation restricting second home and short-term holiday let ownership as there is in Cornwall.

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

Community Reg 19

Submitted by: Anonymous user

Submitted time: 15 Aug 2024, 15:40:15

Name/Organisation

Northwood Parish Council

Email Address



1. What type of respondent are you?

Parish Council

2. What Community policy you are commenting on

General Comments for Community

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

3.42

It was commented that every large development should include health facilities and that IPS policies must (not can) allow more health facilities to be built where they are needed.

3.43 and 3.47

• West Medina – Cowes, Gurnard and Northwood and settlements in and to the west of Newport

It is queried why NPC weren't consulted over the adjusted settlement boundaries and that the extended designation of Northwood being in a primary settlement does not reflect the rural nature of the village. This contradicts section 4.5 citing the importance of settlement identity and preserving settlement identity.

Referring to Appendix 2, table 2: showing that 351 of the proposed 388 new homes without planning permission in the West Medina Regeneration Area were in Northwood: Former Somerton Reservoir (146); Somerton Farm (160); Land rear of 84 Wyatts Lane (20); Harry Cheek Gardens and Wyatts Lane (25); compared to just 12 in Gurnard and 25 in Cowes.

351 new homes (plus the 72 already approved) in addition to the 1200 homes already in existence in Northwood represents a 35% increase and no settlement should be increased by 35%, especially a rural village without the infrastructure.

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 - consistent with national policy

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed.

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

Environment Reg 19

Submitted by: Anonymous user

Submitted time: 15 Aug 2024, 15:27:16

Name/Organisation

Northwood Parish Council

Email Address

[REDACTED]

1. What type of respondent are you?

Parish Council

2. What Environment policy you are commenting on

EV5 - Trees, Woodlands and Hedgerows

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

The 50-metre buffer between new development and ancient woodland is welcomed and noted that this is a site-specific requirement for Housing allocation: HA022 Somerton Farm.

Planting should always come from Isle of Wight indigenous stock.

Housing allocation: HA025 Land rear of 84 Wyatts Lane, Northwood - This site cannot be developed due to the value of the land containing ancient woodland and a 50 metre buffer zone required around it.

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

Environment Reg 19

Submitted by: Anonymous user

Submitted time: 15 Aug 2024, 15:29:59

Name/Organisation

Northwood Parish Council

Email Address



1. What type of respondent are you?

Parish Council

2. What Environment policy you are commenting on

EV8 - Protecting High Grade Agricultural Land

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

EV8: There is disagreement with this policy and that protecting high grade agricultural land isn't necessarily good for the environment. Very often low grade land with wildlife corridors are more worthy of protection. Valuable land nationwide is being rewilded.

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

Environment Reg 19

Submitted by: Anonymous user

Submitted time: 15 Aug 2024, 15:32:18

Name/Organisation

Northwood Parish Council

Email Address

[REDACTED]

1. What type of respondent are you?

Parish Council

2. What Environment policy you are commenting on

EV10 - Preserving Settlement Identity

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

Northwood should not have been designated as West Medina as it contradicts EV10.

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

Environment Reg 19

Submitted by: Anonymous user

Submitted time: 15 Aug 2024, 15:36:07

Name/Organisation

Northwood Parish Council

Email Address

[REDACTED]

1. What type of respondent are you?

Parish Council

2. What Environment policy you are commenting on

EV13 - Managing our Water Resources

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

In relation to strategic policies EV13 and EV14 comments made on the previous IPS remain valid:

Particular regard should be had to the former MP's very disturbing statistics in his response concerning sewage discharges and the lack of appropriate infrastructure. Indeed, there is no actual plan to address the disaster of losing one or both mainland water pipes or the possibility of saltwater ingress into the Island's groundwater due to over-exploitation. The need for greater leakage control in managing water resources should be emphasised. There should be a reference in C13, maintaining key utility infrastructure, to the need to explore the need for an Island reservoir having regard to climate change predictions and only 30% of the Island's water supply being provided by the mainland. A desalination plant might be thought to be too expensive but the suggestion needs to be at least considered. In addition, has any thought been given to the use of fresh water draining into the River Medina from Shide and Lukely Brook?

It was noted that the new policy now applies to all developments and not just major developments which was supported but that enforcing the requirement for planning permission for non-draining surfaces greater than 5 square meters is vital.

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

Growth Reg 19

Submitted by: Anonymous user

Submitted time: 16 Aug 2024, 08:56:43

Name/Organisation

Northwood Parish Council

Email Address

[REDACTED]

1. What type of respondent are you?

Parish Council

2. What Community policy you are commenting on

G1 - Our Approach towards Sustainable Development and Growth

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

6.5

Why have planning applications still not been delivered some 6 years from application, especially those that were in public authority ownership?

G1

Why would it take so long for these key priority sites in public ownership to be delivered? It is imperative that the IWC brings delivery of these 2 sites much further forward in the plan period.

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

Growth Reg 19

Submitted by: Anonymous user

Submitted time: 16 Aug 2024, 08:58:20

Name/Organisation

Northwood Parish Council

Email Address

[REDACTED]

1. What type of respondent are you?

Parish Council

2. What Community policy you are commenting on

G2 - Priority Locations for Housing Development and Growth

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

Northwood is not part of Cowes and doesn't resemble it in any way. Having regard to the nature of Northwood as a self-contained village it should not be defined as being part of a primary settlement.

Referring to Appendix 2, table 2: showing that 351 of the proposed 388 new homes without planning permission in the West Medina Regeneration Area were in Northwood: Former Somerton Reservoir (146); Somerton Farm (160); Land rear of 84 Wyatts Lane (20); Harry Cheek Gardens and Wyatts Lane (25); compared to just 12 in Gurnard and 25 in Cowes. Members felt strongly that 351 new homes (plus the 72 already approved) in addition to the 1025 homes already in existence in Northwood represented a 41.2% increase and no settlement should be increased by 41.2%, especially a rural village without the infrastructure.

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

Growth Reg 19

Submitted by: Anonymous user

Submitted time: 16 Aug 2024, 09:00:12

Name/Organisation

Northwood Parish Council

Email Address

[REDACTED]

1. What type of respondent are you?

Parish Council

2. What Community policy you are commenting on

G3 - Developer Contributions

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

In relation to the proposed housing developments at Somerton Farm and 72 houses on Newport Road, it was queried what consideration has been given to the local infrastructure. Knowing that the local medical centre has already expressed their concerns what plans are in place to meet both medical and education needs?

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

Growth Reg 19

Submitted by: Anonymous user

Submitted time: 16 Aug 2024, 09:02:00

Name/Organisation

Northwood Parish Council

Email Address

[REDACTED]

1. What type of respondent are you?

Parish Council

2. What Community policy you are commenting on

G4 - Managing Viability

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

b. Flexibility in the affordable housing tenure, type and size mix

This provides developers with the option to over promise and underdeliver. Affordable homes should always be built in proportion, at the same time, if not before, other homes proposed.

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

Growth Reg 19

Submitted by: Anonymous user

Submitted time: 16 Aug 2024, 09:03:46

Name/Organisation

Northwood Parish Council

Email Address

[REDACTED]

1. What type of respondent are you?

Parish Council

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?

This policy is supported but the term 'unreasonably slow manner' needs definition.

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

Housing Reg 19

Submitted by: Anonymous user

Submitted time: 16 Aug 2024, 09:05:19

Name/Organisation

Northwood Parish Council

Email Address

[REDACTED]

1. What type of respondent are you?

Parish Council

2. What Housing policy you are commenting on

H1 - Planning for Housing Delivery

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

7.8 Appendix 4 includes further details on the indicative housing trajectory of the plan that demonstrates there will be a spread of development coming forward across the island throughout the plan period. There is a mix of size and location of the proposed allocations and existing permissions with the focus of growth on the primary settlements of Newport, Ryde and Cowes.

For this purpose, Cowes should exclude the village of Northwood.

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

Housing Reg 19

Submitted by: Anonymous user

Submitted time: 16 Aug 2024, 09:20:22

Name/Organisation

Northwood Parish Council

Email Address

[REDACTED]

1. What type of respondent are you?

Parish Council

2. What Housing policy you are commenting on

H2 - Sites Allocated for Housing

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

Housing allocation: HA022 Somerton Farm, Newport Road, Cowes Site specific requirements A greenfield site of approximately 10.7 hectares is allocated at Somerton Farm, Cowes to deliver a sustainable, high-quality mixed-use development resilient to climate change which shall provide: a at least 130 homes providing a mix of sizes and an affordable housing contribution in line with H5 and H8;

Why does this still refer to 130 homes in the main text when there is an outline application of approximately 160 homes and employment land, currently being determined? This is misleading.

**Housing allocation: HA025 Land rear of 84 Wyatts Lane, Northwood
d protection of trees, SINC and biodiversity enhancements;
e landscape buffers to safeguard the setting of the wider rural area and to the designations;**

This site cannot be developed if the 50m buffer zone from valuable woodland is instigated as the plot is only just 50m wide and the adjoining woodland is defined as ancient, TPOed and of historic interest.

Housing allocation: HA121 Land rear of Harry Cheek Gardens, Northwood

Planning for this site has already lapsed once and problems with the road access have been identified by Island Roads, residents and the parish council. Please see objections on the current planning application.

The site-specific requirement 'Proposals should not prevent adjacent sites coming forward' is objected to.

There is inconsistency in the listings of all three Housing Allocations for Northwood HA022, HA025 and HA121 - sometimes their locations are addressed as Cowes, sometimes Northwood. The two locations are entirely different.

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

Housing Reg 19

Submitted by: Anonymous user

Submitted time: 16 Aug 2024, 09:12:11

Name/Organisation

Northwood Parish Council

Email Address

[REDACTED]

1. What type of respondent are you?

Parish Council

2. What Housing policy you are commenting on

H4 - Infill Opportunities outside Settlement Boundaries

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

**H4: Infill opportunities outside settlement boundaries Housing outside the settlement boundaries will only be supported where it would be infilling a small gap in a row of houses, or an otherwise built-up frontage. Development proposals will need to demonstrate that:
b they would not unduly damage the amenity of neighbouring properties and the prevailing character of the surrounding area**

Why doesn't this apply to all developments?

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

Housing Reg 19

Submitted by: Anonymous user

Submitted time: 16 Aug 2024, 09:15:38

Name/Organisation

Northwood Parish Council

Email Address

[REDACTED]

1. What type of respondent are you?

Parish Council

2. What Housing policy you are commenting on

H5 - Delivering Affordable Housing

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

H5: Delivering affordable housing Strategic

To contribute to meeting the Island's housing needs, the council will require development proposals for a net gain of 10 or more dwellings to provide at least 35 per cent affordable housing (or the equivalent value of the development site) that meets the definition of affordable housing set out in policy AFF1.

This policy is welcomed but in practical terms how will be achieved given historically only 13% had been delivered?

However affordable housing is provided, the council will ensure through a planning obligation that it remains as the principal residence of the occupant(s) and will expect that it is affordable in perpetuity, subject to the product type.

What does the term 'product type' mean?

7.59

Even if 489 dwellings per annum was achieved it would only provide 1,800 homes over 15 years but over 2,300 individual households have been identified within the most urgent housing need bands for rented properties on the Island Homefinder list. An 'Island realistic' housing requirement of only 453 dwellings per annum would make even less of an inroad to the local housing needs.

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

IPS visions and objectives - Reg 19

Submitted by: Anonymous user

Submitted time: 16 Aug 2024, 08:50:56

Name/Organisation

Northwood Parish Council

Email Address

[REDACTED]

1. What type of respondent are you?

Parish Council

2. What IPS vision and objectives policy are you commenting on

Policy INF1 Infrastructure

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

In light of a new figure of 1025 houses in the parish taken from council tax, please can NPC's previous comment on 3.43 and 3.47 be amended as follows:

Why were NPC not consulted over the adjusted settlement boundaries and extended designation of Northwood being in a primary settlement. This does not reflect the rural nature of the village and contradicts section 4.5 citing the importance of settlement identity and preserving settlement identity.

Referring to Appendix 2, table 2: showing that 351 of the proposed 388 new homes without planning permission in the West Medina Regeneration Area were in Northwood: Former Somerton Reservoir (146); Somerton Farm (160); Land rear of 84 Wyatts Lane (20); Harry Cheek Gardens and Wyatts Lane (25); compared to just 12 in Gurnard and 25 in Cowes. 351 new homes (plus the 72 already approved) in addition to the 1025 homes already in existence in Northwood represents a 41.2% increase and no settlement should be increased by 41.2%, especially a rural village without the infrastructure.

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

Housing Reg 19

Submitted by: Anonymous user

Submitted time: 16 Aug 2024, 09:07:24

Name/Organisation

Northwood Parish Council

Email Address



1. What type of respondent are you?

Parish Council

2. What Housing policy you are commenting on

KPS1 - Key Priority Site: Former Camp Hill

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

KPS1: Key priority site 1 – HA39 Former Camp Hill and a At least 750 homes providing at least 35 per cent affordable housing and a mix of housing sizes in line with H5 and H8.

If the land is coming free then why is only 35% allocated for affordable housing, it could be 100%. This would be an ideal site for social housing rather than affordable housing.

**In order to address sustainable development issues, the site should be developed in accordance with a whole site masterplan prepared by the developer or landowner in conjunction with the local community and agreed by the Isle of Wight Council. The masterplan should ensure that:
j the design and layout accords with the National Model Design Code, relates positively to the surrounding area and does not have an adverse impact on the amenity of surrounding properties;**

Why is this ruling only in respect of KPS1 and KPS2 - why not for all development?

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

Housing Reg 19

Submitted by: Anonymous user

Submitted time: 16 Aug 2024, 09:09:18

Name/Organisation

Northwood Parish Council

Email Address

[REDACTED]

1. What type of respondent are you?

Parish Council

2. What Housing policy you are commenting on

KPS2 - Key Priority Site: Newport Harbour

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

If the land is coming free then why is only 35% allocated for affordable housing, it could be 100%.

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

IPS visions and objectives - Reg 19

Submitted by: Anonymous user

Submitted time: 15 Aug 2024, 15:06:45

Name/Organisation

Northwood Parish Council

Email Address

[REDACTED]

1. What type of respondent are you?

Parish Council

2. What IPS vision and objectives policy are you commenting on

Section 2 The Isle of Wight and the issues we face

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

2.17

Population density figures are misleading. With large cities excluded from statistics, the population density of the Isle of Wight is not in the lowest third of the country. It is the 18th most populated county out of 42 rural counties in the country with 369 per square kilometers and not underpopulated.

2.18 and 2.22

It is clear that a lot of older people are moving to the Island and although homes should be built to accommodate the Island's older population, more focus should be given to creating family homes and encouraging growth in the working age population. The Island can't afford to look after an increasing influx of older people imported from the mainland neither in medical or social care terms.

2.30

The reasons restricting delivery of planning and in particular the lack of construction skills, higher risk on return, and inability to secure funding, all have been seen locally with large developments.

2.34

These figures are queried and a better breakdown is required.

2.35

Why are only sites yielding 10 or more units included?

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood had been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed.

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

IPS visions and objectives - Reg 19

Submitted by: Anonymous user

Submitted time: 16 Aug 2024, 10:03:36

Name/Organisation

Northwood Parish Council

Email Address

[REDACTED]

1. What type of respondent are you?

Parish Council

2. What IPS vision and objectives policy are you commenting on

Section 2 The Isle of Wight and the issues we face

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

2.17, 2.18, 2.22, 2.26, 2.30 and 2.34

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?

2.17

These figures are misleading. With large cities excluded from statistics, the population density of the Isle of Wight is not in the lowest third of the country. It is the 18th most populated county out of 42 rural counties in the country with 369 per square kilometre and is not underpopulated.

2.18 and 2.22

It is clear that a lot of older people are moving to the Island and although homes should be built to accommodate the Island's older population more focus should be given to creating family homes and encouraging growth in the working age population. The Island can't afford to look after an increasing influx of older people imported from the mainland neither in medical or social care terms.

2.30

The reasons restricting delivery of planning and in particular the lack of construction skills, higher risk on return and inability to secure funding, all have been seen locally with large developments.

2.34 - 2.35

A better breakdown of these figures is required. And why are only sites yielding 10 or more included?

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

Transport Reg 19

Submitted by: Anonymous user

Submitted time: 16 Aug 2024, 09:21:58

Name/Organisation

Northwood Parish Council

Email Address

[REDACTED]

1. What type of respondent are you?

Parish Council

2. What Transport policy are you commenting on

T1 - Supporting Sustainable Transport

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

9.7 The council's approach to development is to locate it in the most sustainable locations. This primarily means within or on the edge of existing settlements, where there is generally better access to public transport services. The creation of sustainable routes between urban and rural areas is important, as it will enhance the character of development and enable residents to access the countryside for commuting, recreation and leisure.

What is the definition of 'on the edge', does this replace 'immediately adjacent to' the settlement boundary?

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?

The plan is not consistent with national planning policy and is not sustainable. The whole document is ambiguous and contradictory, the figures don't add up and it is not fit for purpose.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.

Transport Reg 19

Submitted by: Anonymous user

Submitted time: 16 Aug 2024, 09:47:38

Name/Organisation

Northwood Parish Council

Email Address

[REDACTED]

1. What type of respondent are you?

Parish Council

2. What Transport policy are you commenting on

T2 - A Better Connected Island

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

Table 9.1 and Table 9.2

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?

T2: A better connected Island

Key infrastructure improvements are planned, or will be supported, at the following locations and the council will seek financial contributions to these schemes and others in appropriate circumstances: f key road junctions in Newport, Ryde and The Bay (as set out in Table 9.1);

Why have Northwood's Newport Road and Nodes Road not been included in Table 9.1 (Key road junctions identified for improvement) and only in Table 9.2? Given the proposed developments and traffic that already channels through the Northwood Junction it should be prioritised in table 9.1. Island Roads were already on record expressing their concerns about the capacity problems facing this junction in 2015 and when one considers the proposed amount of additional traffic using this junction, it is essential it is improved. It is also vital that Somerton roundabout is improved having regard to the amount of additional traffic that there will be from the permitted and proposed developments. Consideration also needs to be given to the junction of Three Gates Road and Place Road. This should be regarded as a key road junction under Table 9.1 as the junction requires remodelling so as to allow traffic to filter left. Increased traffic results in a bottle neck with other traffic wanting to turn right into Place Road. Attention needs to be given to Pallance Road. It is considered that it does not provide safe, legible access for pedestrians, cyclists or vehicle users. Serious risk of injury is a daily occurrence where road users are manoeuvring in and out on an unclassified road which is not fit for purpose for either the volume of traffic or size of vehicles using it. This road needs remodelling to improve safety for pedestrians, cyclists and all forms of vehicles. It is emphasised that Pallance Road is the only alternative route for traffic between Newport and Cowes, recognising that the Cowes Floating Bridge is not a reliable alternative to alleviate some of the traffic during peak periods. The 6ft 6" road restriction is not adhered to as heavy traffic is forced to use Pallance Road and the road is routinely used as an alternative thoroughfare for vehicles. At a meeting of Northwood Parish Council on 4th July 2023 attended by representatives of IWC and Island Roads, the leader of the Isle of Wight Council Phil Jordan supported these concerns and agreed to provide a solution. Whatever new residential development in Northwood, Cowes and Gurnard is realised, the fact remains that all the additional traffic will eventually feed one way or the other onto the A3020, which is not capable of coping with such increases, without major investment. The Parish Council remains convinced that the Four Cross junctions (Cockleton Lane/ Pallance Road/ Nodes Road/Place Road) need improvement as a matter of urgency. Mention has also been made of the need for a proper footway along the length of Wyatts Lane to Pallance Road and also along the western side of Place Road from Cockleton Lane towards the Range.

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

The most important issue which has occurred all the way through the document is that Northwood has been categorised within 'West Medina' and part of Cowes and it is not, the two are very different. Northwood is a semi-rural spread-out village, a parish in its own right, and important that this designation is changed

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

Yes

12. Please outline why you would like to attend?

To provide further evidence as necessary.