

Report on Public Consultation from December 2018 to February
2019 of the Draft Island Planning Strategy

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Introduction

The Core Strategy was adopted in 2012. Government policy requires local plans to be up-to-date (not older than five years). To start the review process, the Council published a draft version of a new Island Planning Strategy (IPS). Public consultation on this document ran between Monday 3rd December 2018 until 25th February 2019.

Through the consultation, the council sought views on the content of the draft spatial strategy, draft policies and proposed sites (allocations), as well as the vision and strategic objectives. The council also accepted nominations for additional sites for consideration.

This report summarises the comments made during the consultation on the draft plan and provides the council's response. The council must demonstrate how it has taken into account any representation made in response to a Regulation 18 consultation, in order to meet the requirements of [regulation 18 of the Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#), ('the Local Plan Regulations').

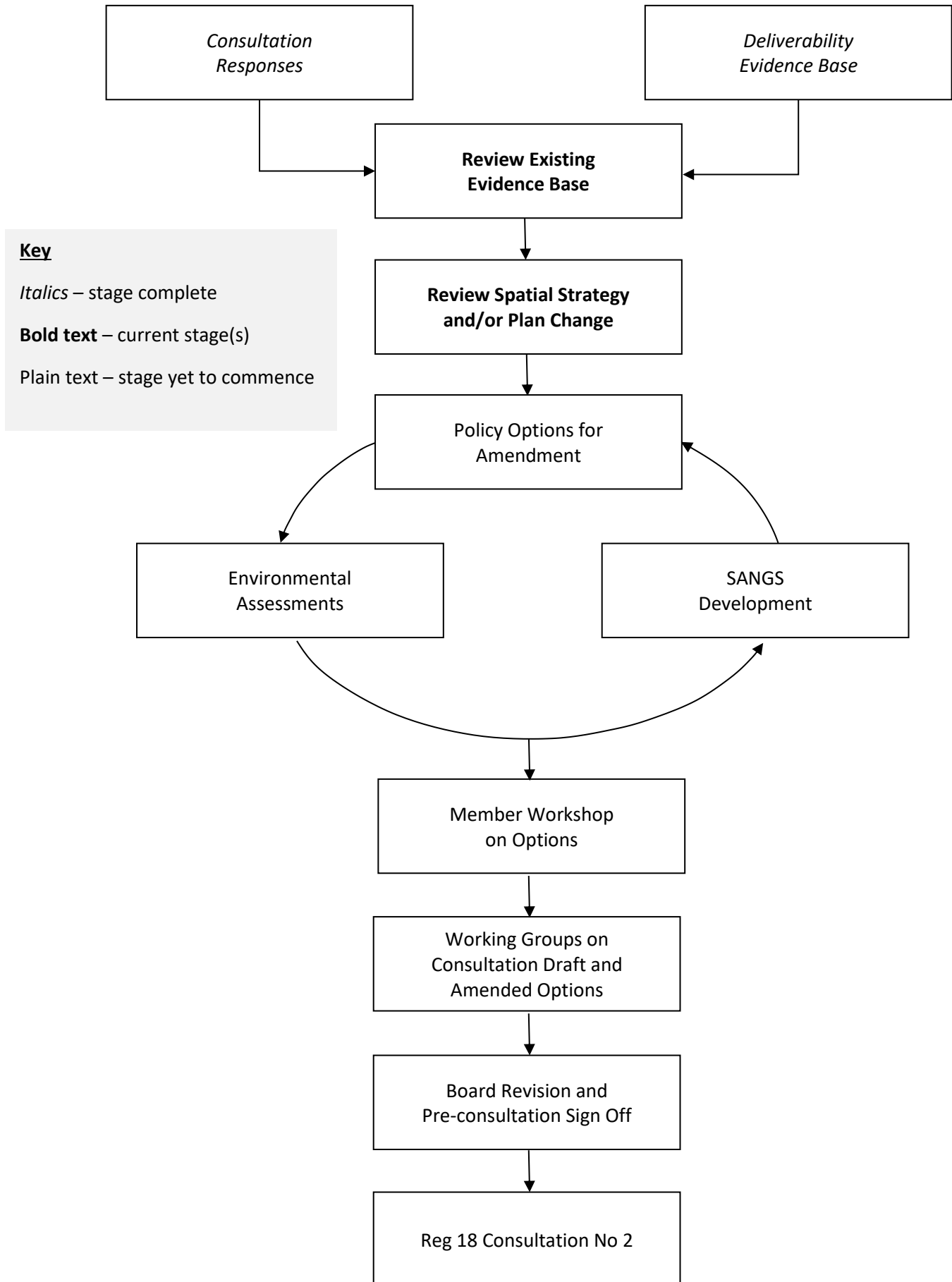
Process so far

The stages the Island Planning Strategy goes through are set out in the [Town and Country Planning \(Local Planning\) \(England\)](#) legislation, and further guidance is given in the Local Plans section of the [national planning practice guidance](#) . The [process chart](#) (PDF, 105KB, 1 Page) shows the stages of the Island Planning Strategy process, highlighting where we are.

In light of the number and nature of the responses received during the consultation, the council has decided to carry out another Regulation 18 consultation. This is because the changes made to the plan to be compliant with the (2012) Regulations, will need a further round of consultation, prior to proceeding to publication and consultation under Regulation 19.

For a more detailed view of where the consultation sits within the process for developing the local plan please see Figure 1 below.

Figure 1: Island Planning Strategy Process



Methodology

The total number of consultation responses was around 3,800. However, most respondents commented on several different policies or sections in the plan. The number of individual comments was 9,335.

To run the consultation, the council used an online software package known as Objective. Although other response formats were accepted, the council requested consultees to submit their responses using the online consultation website. All responses received including petitions, emails, handwritten letters and additional material including site maps and other documents were added in full into Objective. Automatic acknowledgements were sent out to the respondents. Using Objective made it possible for a response to be made against a specific policy or section of the plan.

To analyse comments across the Plan, a comments summary was prepared, drawing together respondents making similar points. Key comments for each policy and section were identified and are summarised in this document. For each policy/section the Council has made a response.

The consultation statement sets out more detail on the type of consultation undertaken and identifies who was consulted. Responses were received from a wide range of stakeholders including the public, town and parish councils and included the following bodies.

- Environment Agency
- Natural England
- Historic England
- Hampshire County Council
- Maritime Marine Organisation
- Portsmouth City Council
- New Forest National Park Authority
- IOW NHS Trust
- Southern Water

Outputs from the consultation summary

The main body of this report contains the following details for each section and policy;

- Number of comments (including total, object, support and general comment);
- Key issues raised
- The council's response

Analysis of consultation outputs

Two policies received significantly more comments than any other, both in Chapter 5 *Delivering the Housing We Need*. These were DHWN 1 *Planning for Housing Delivery* (4,521 comments) and DHWN 4 *Planning for New Garden Communities* (996 comments) (the next nearest sections in terms of number of comments were Chapter 1 *Introduction* with 319 comments and Chapter 2 *The Island and the Issues We Face* with 177 comments). As can be seen from the table below, for both policies the majority of these were objections.

Policy	Total No of Responses	Object	Support	General comment
DHWN 1 <i>Planning for Housing Delivery</i>	4521	3321	10	1190
DHWN 4 <i>Planning for New Garden Communities</i>	996	892	7	97

It was possible to have two objections to a policy for opposing reasons e.g., the policy was requiring too much and was unreasonable, or the policy wasn't strong enough and didn't require enough. This reflects the adversarial nature of the planning system and the openness of public consultation.

The key comments raised in the consultation on policies DHWN 1 and DHWN 4 are summarised below as these were most significant overall;

DHWN 1 *Planning for Housing Delivery*

- Object to the amount of housing proposed
- Question Government targets. The level of housing is undeliverable and unrealistic
- The housing will be filled by second homeowners and those retiring from the mainland. The housing will not benefit islanders nor meet their needs
- All the development will destroy the character of the island and threaten the tourism industry
- The housing development will threaten towns and villages as separate entities. The Plan will spoil the character, tranquillity, heritage, rural nature of the island and its uniqueness
- The island has overcrowded roads that will not be able to cope with this scale of development
- There is insufficient infrastructure and services to support the existing population which will not cope with the proposed scale of development. Any infrastructure needed should be provided before or alongside the development
- There will be an adverse impact on wildlife and ecology

- Brownfield sites should be built on before greenfield sites. Housing should be for islanders before providing more for retired people or second home owners. Should limit second home ownership
- More provision should be made for the elderly to free up larger houses. The wrong type of housing is being built on the wrong type of land
- Better use should be made of empty houses and buildings and any derelict buildings should be redeveloped
- Building more housing just creates profit for developers
- The focus should be on providing affordable homes for island people
- New development should be small scale and not large housing estates

DHWN 4 Planning for New Garden Communities

- Object to up to 2000 houses at Wellow
- Wellow has no mains gas or sewerage and slow wi-fi. Development should be balanced with the amenities available
- Significant impact on health infrastructure
- Significant impact on education infrastructure
- Significant impact on transport infrastructure
- Will have a detrimental impact on what should be an AONB

Some parts of the Plan received more support than objection. These are set out in the table below.

Policy	Total No of Responses	Object	Support	General comment
DHWN 5 Maximising Infill Opportunities	15	3	6	6
EA 2 Employment Allocation at Nicholson Road Ryde	3	0	1	2
BCI 4 Supporting Our Railway Network	15	3	7	5
BCI 5 Electric Vehicle Charging Points	9	3	4	2
CSSHC 2 Improving Our Public Realm	10	3	6	1
CSSHC 6 Providing Annexe Accommodation	5	0	4	1
CSSHC 8 Facilitating a Blue Light Hub	2	0	2	0
CSSHC 12 Maintaining Key Utility Infrastructure	9	3	4	2
CSSHC 14 Community-led Planning	6	2	3	1
HQE 2 Ecological Assets and Opportunities for Enhancement	42	10	19	13
HQE 4 Protecting and Providing Green and Open Spaces	27	9	10	8
HQE 6 Protecting Our Seascapes and Landscapes	26	4	12	10
HQE 9 Dark Skies	45	5	26	14
HQE 12 Monktonmead Catchment Area	1	0	1	0
HQE 13 Managing Our Coast	7	1	5	1
HQE 14 Facilitating Relocation from Coastal Change Management Areas	6	1	4	1

Appendix 1 Allocated Sites

The proposed allocated sites were set out in Appendix 1 of the Plan. Of the 113 sites listed, 73 received objections. One site received considerably more objections than others – HA040 *Land adjacent and*

including land at New Fairlee Farm, Newport, with 136 comments of objection (the next highest number of objections was 62 for HA065, Land east of Hillway Road and south of Steyne Road, Bembridge).

Proposed allocation sites receiving 50+ objections	6	73
Proposed allocation sites receiving 10 – 49 objections	13	
Proposed allocation sites receiving 5 – 9 objections	14	
Proposed allocation sites receiving 1 – 4 objections	40	
Proposed allocation sites receiving 0 objections	40	40
Total number of proposed allocated sites consulted on		113

The comments on HA040 raised the following issues

- Totally inappropriate/unsustainable for development;
- Too many houses;
- Overspill from the mainland;
- loss of access and cost to the countryside;
- Lack of supporting infrastructure;
- Overstretched NHS system;
- Availability of jobs, too many people working in the same area;
- Increase of vehicles, site depends on two of the busiest roads on the island;
- Lack of parking in Newport;
- Priority should be given to Brownfield/empty/derelict sites - would tidy up a lot of areas on the Island. Not destroying greenfield. Green lung around Newport;
- Re-use empty properties - fill these before more is built;
- Island needs more affordable housing for homeless and young people, not retirees/second homes. Affordable housing must be made available;
- Concern over loss/impact on wildlife & habitat;
- Tourist Island - preserve natural beauty and not urban sprawl - lose green spaces, tourists will have no reason to visit;
- Will destroy the character of the island should think more about aesthetics of the island not turning it into a building site;
- Summerfields Primary School could not accommodate an increase in pupil numbers.

Of the 40 proposed allocation sites with no objections, just 6 sites received supporting comments – see table below.

Allocation No.	Address	Settlement	No. of Support
39	Former HMP Camphill	Newport	4
45	Land at Fairlee Road, Hillside	Newport	1
112	Land at Harcourt Sands	Ryde	6
84	Former SPA Hotel, Shanklin Esplanade	Shanklin	2
107	Castle Works and former bacon factory, Castle Road	Wroxall	1
2	Land and school buildings at Weston Primary School, Weston Road, Totland Bay	Totland	1

Recommendations

A response from the council is set out following the summary of the comments received. This will be used to review all relevant sections of the plan. Where suggested changes have been identified against supporting documents, including both the Background Evidence Library and the environmental assessments associated with the plan, these will also be reviewed.

Next steps

The policies and text on housing numbers have been reviewed and updated in line with national planning guidance, taking account of the consultation comments and updates to the evidence base. The public consultation response raised significant concern over the housing numbers and locations proposed, who the housing was for and their affordability. Following this feedback, with direction from Members and legal input, Officers have investigated whether a position, based on evidence, could be established that supported a housing number lower than that calculated using the standard method.

Minor amendments and additions are proposed to the text and policies in other parts of the Plan to provide clarity and cover relevant points made by representations. Where new policies have been suggested the evidence for this will be explored and if needed these will be drafted through the formal plan process (including applying Sustainability Appraisal and Habitats Regulations Assessment).

Following this, further public consultation is required before submitting the proposed IPS and accompanying information to an independent Planning Inspector. This next round of consultation will also be under Regulation 18 will be undertaken in late 2021. Further details on the document production timetable associated with the Local Development Scheme can be found on the council's [Local Development Scheme webpage](#).

Section and Policy Summaries

Chapter 1 Introduction

Total number of comments 319

Object 146

Support 12

General comment 161

Key issues

- Further assessment is required on the impact of air quality on internationally designated sites. The lack of assessment and mitigation plan means the plan is unlikely to be sound.
- The HRA is incomplete regarding wastewater discharge. The assessment of policy impacts and package of mitigation measures needs to be agreed with the Environment Agency
- The Plan needs to identify the evidence used on the historic environment and demonstrate how it has informed and influenced the Plan
- More engagement/pre engagement is needed with residents and resident associations. The consultation period was too short and there was a lack of advertising
- Too much housing is proposed in the Plan. Local people do not need 9,500 homes
- Neighbourhood Plans are ignored, and the Plan will override those already in place
- Add reference to Parish Plans and Village Design Statements; the relationship between Island Plan and Regeneration Strategy; the Marine Policy Statement and South Marine Plan
- Take account of the IW Transport Infrastructure Taskforce report, the IW Historic Environment Action Plan and IW Historic Landscape Characterisation.
- Add the accessible Ryde maps to the evidence/plan
- There is concern on the methodology and criteria of the Viability Study
- The Housing Need Assessment uses national data and is not an independent study.
- The Plan is difficult to navigate, lacks maps for housing areas, needs better referencing and does not reflect the results of the Wight we want.
- It was difficult to comment online

Council Response

The Plan will be reviewed to update and for Plan changes following the consultation. The policies and text on housing numbers will be reviewed and updated together with the approach to housing numbers and affordable housing. With direction from Members and legal input, Officers have been investigating whether a position, supported by evidence, could be established that supported a housing number lower than that calculated using the standard method.

The evidence base and references will be updated to reflect this change.

There are drivers prompting a review of the council's approach to the environment, development generally and provision of mitigation. These include the Environment White Paper and Government's ambition of net environmental gain, development in the Solent region that can demonstrate nitrate neutrality, and the need to provide Sites of Alternative Natural Green Space locally, are all being considered by the council. This is likely to manifest itself in a number of physical green spaces, ranging in both size and type (from wetland and catchment restoration to expansion of wooded areas) to meet the requirements of the plan (not just mitigation, but also net gain and other multiple benefits such as health, well-being, leisure, sustainable transport, air quality, flood risk and tourism).

Further discussion will be undertaken with statutory bodies, including the Environment Agency, throughout the Plan development process. A Plan summary will be prepared.

Chapter 2 The Island and Issues We Face

Number of comments	177				
Object	110	Support	13	General Comment	54

Key issues

Island

- Proposed level of housing development is unsustainable
- Level of housing is not supported by sufficient infrastructure and services and conflicts with the environment and the island's attractiveness for tourism
- Professionals require good health and educational facilities more than luxury housing
- There is no recognition of the growing elderly population
- Object to lack of housing for existing lower income households
- Need better river crossings at Cowes and the mainland

Housing

- There is no demand for more housing. It has reached saturation, is likely to be undeliverable and there are insufficient services
- Object to para 2.20/1 as there is no evidence of a lack of aspirational housing
- House building should serve the needs of islanders
- Protecting town centres and hotel zones has prevented positive change and this is not addressed by policy
- The text is negatively worded towards developers. Lack of interest by national builders
- Plan should include a commitment for affordable starter homes/affordable housing for islanders

Economy

- Object to lack of reference to agriculture in which there should be investment

Transport

- The separation from the mainland impacts on the island's economy

People

- There is no need for 9,615 homes
- Para 3.36 - increasing the elderly population increases demand in public services. How is this to be funded and what are the implications for the economy
- Level of deprivation on the island is understated

Environment

- Various general comments on this section in the Plan

Council Response

The Plan will be reviewed to update and for Plan changes following the consultation. The policies and text on housing numbers will be reviewed and updated together with the approach to housing numbers and affordable housing. With direction from Members and legal input, Officers have been investigating whether a position, supported by evidence, could be established that supported a housing number lower than that calculated using the standard method.

Minor amendments and additions are proposed to the text and policies in other parts of the Plan to provide clarity and cover points made by representations. Further investigation on second homes will be undertaken and a new policy considered. Development relating to caravan and mobile home sites is considered under existing plan policies including Policy SG0E9 which controls the removal of restrictive conditions relating to tourism accommodation to protect a loss of tourist accommodation.

Chapter 3 Vision, Key Diagram and Area Statements

Number of comments	153				
Object	80	Support	9	General Comment	64

Key issues

Vision and objectives

- support vision
- language should be firmer and the vision and objectives lack direction
- there is no reference to making the island a National Park
- Unacceptable level of housing. Strategy is not joined up and there is insufficient infrastructure
- Limited housing options on the island. Housing should be more spread around
- Ignores the overall beauty of the countryside and fails to recognise unique character of a rural setting. Will destroy the island
- Object to the Vision. Should build on what we have
- Lack of wording consistency. How does 10,000 homes maintain the island character
- More commentary is needed on how housing supports plans on jobs, infrastructure and community and evidence on which this is based

Area Regeneration Strategy

- Object to the area divisions on the island as these do not reflect ward boundaries. Retain AAP areas and divide the rural area into four
- Object to Ventnor and area to the east being included in the Bay
- No more building in west Wight on greenfield sites. Needs more focus on economic development and jobs
- Acknowledge the importance of the historic environment of Medina Valley, adding reference to Carisbrooke Castle and Hammerhead Crane and conservation areas and add reference to the England Coastal Path

Key Diagram

- Key diagram should include Rural Service Centre
- Geographical splits do not make sense. The Bay should be separate

- Dark skies area should cover all west Wight

Council Response

The area statements present a forward vision of each area reflecting the proposed development strategy in the Plan rather than identifying particular attributes of the area. Amendments are proposed to provide clarification and address issues raised by the representations. Rural Service Centres will be added to the Key Diagram.

Chapter 4 Planning for Sustainable Development and Growth

PSDG 1 Our Approach Towards Sustainable Development and Growth

Number of comments	68		
Object	51	Support	6
		General Comment	11

Key issues

- The Plan should consider a need to move to carbon neutrality
- Health and well-being are not routinely considered and Health Impact Assessments are not asked for to support applications.
- The development plan must be considered in the context of the overall economic and social impact, not as an isolated building/housing issue
- The Plan does not address issues relating to caravan/mobile home sites
- Sustainable development needs core infrastructure to support additional homes.
- Whitwell is not a sustainable settlement

Council Response

Sustainable development includes consideration of economic, environmental and social factors. The Plan provides policies on all these matters so does not consider housing development in isolation. Health Impact Assessments are required by Policy CSSHC 3. Whitwell has been assessed within the settlement hierarchy as a Sustainable Rural Settlement. Development relating to caravan and mobile home sites would be considered under existing plan policies including Policy SG0E9 controls the removal of restrictive conditions relating to tourism accommodation to protect a loss of tourist accommodation to use for residential development all year round. Minor amendments are proposed to the supporting text of policies PSDG1 and BCI2 to improve clarity.

PSDG 2 Presumption in Favour of Sustainable Development

Number of comments	19		
Object	12	Support	2
		General Comment	5

Key issues

- Including a policy on sustainable development duplicates the NPPF
- Outline planning applications limits local communities' ability to hold developers to account
- A presumption in favour of development limits the accountability and scrutiny of planning applications
- A variety of other points were made by individual respondents

Council Response

PSDG2 explains the concept of sustainable development but largely repeats national policy so is to be removed from the Plan.

PSDG 3 Priority Locations for Development and Growth

Number of comments	82		
Object	68	Support	6
			General Comment
			8

Key issues

- The scale of development proposed is not appropriate for the Island.
- There is no requirement to demonstrate local need (in PSDG 1, 2 & 3).
- Havenstreet, Whitwell, Northwood, St Helens, East Cowes and Nettlestone are not sustainable so should not have additional housing
- 3695 houses at Newport are not appropriate due to social, economic issues and congestion.
- Newport, Cowes and rural areas should have the additional housing
- No greenfield development. Brownfield sites should be developed first, including the use of vacant shops and space above shops.
- Site allocations HA064 and HA065 do not accord with the neighbourhood development plan
- There is insufficient infrastructure, including healthcare, transport, education and employment, to support additional housing
- Employment uses should be developed before new housing, only 2 areas identified for employment in west Wight (Golden Hill and Afton).
- New housing should be prioritised to meet affordable needs.
- Settlement boundaries; sites should either be within these or not; development immediately adjacent stopped, creeping ribbon development stopped (e.g. East Cowes); settlement boundaries clarified so that the value of greenfield sites within boundaries are understood; it may be preferable to allow edge of settlement development outside of boundaries; settlement boundaries should avoid being used to approve any development that falls within the boundary; and settlement boundary changes should be clearly identified
- Development could harm the tourism economy.
- Second homes have negative impact on residential capacity and local commerce and should be discouraged. There is a high number in Seaview, St Helens, and Bembridge.
- What happens until settlements become more sustainable, particularly with regards to rural bus services?
- CPOs should be used to acquire existing sites/buildings, to upgrade accommodation

Council Response

The Plan will be reviewed to update and for Plan changes following the consultation. The policies and text on housing numbers will be reviewed and updated together with the approach to housing numbers and affordable housing. With direction from Members and legal input, Officers have been investigating whether a position, supported by evidence, could be established that supported a housing number lower than that calculated using the standard method.

Settlement boundaries will be considered as part of the spatial strategy options for delivering the revised housing number, including both the location of such boundaries and whether they should be kept. All viable options will be tested through the SA before the preferred option is agreed for the revised plan.

Minor wording and text changes are proposed to clarify the policy and approach.

PSDG 4 Developer Contributions

Number of comments	34				
Object	22	Support	5	General Comment	7

Key issues

- Costs need to be specific, detailed and contributions clearly set out.
- Criteria 3 is ambiguous in referring to contribution 'is not restricted to'.
- Criteria 5 - The reference to SANG is not realistic, does not appreciate the land take required and double counts criteria 3.
- The potential introduction of CIL promotes uncertainty about the Islands contributions
- The document is critical and negative towards the Island construction industry and places additional hurdles on housing development.
- The policy has ambiguous statements about developer contributions and needs to be more specific
- A variety of other points were made by single respondents

Council Response

The Island requires good infrastructure to underpin regeneration and other new development on the island. New development increases pressure on existing infrastructure and is therefore expected to contribute towards its upgrade. The council collects contributions through Section 106 and Section 278 legal agreements and is not currently intending to introduce a Community Infrastructure Levy. The policy will be revised to more closely reflect para 34 in the National Planning Policy Framework.

Suitable Alternative Natural Greenspace (SANG) is greenspace of a quality and type suitable for mitigation to offset the impact of new development on Special Protection Areas (SPA). Developers can make contributions or where agreed with Natural England or provide suitable SANG. Other initiatives set out in the Solent Recreation Mitigation Strategy are funded by developer contributions.

Several minor amendments are proposed to the supporting text and other policies in the Plan to provide more clarity in response to the representations made.

PSDG 5 Managing Viability

Number of comments	16				
Object	10	Support	0	General Comment	6

Key issues

- There is concern over the Aspinall Verdi report. The contributions required are not clear. Specific work is required on highway costs/infrastructure and acknowledgment provided that if the agreed baseline costs change (i.e. CIL) they will affect development viability
- Amend wording that developers have overpaid for land
- Add the council will work with the developer/land owner to try to maintain viability overall
- Further guidance should be given on brownfield sites where the benchmark land value reflects the Existing Use Value plus a premium in accordance with the updated NPPG
- Support the stance on viability
- Question how subjective judgements on managing viability can be delivered to support housing delivery and not at a large cost to developers

- Clarity is needed on infrastructure requirements through s106 to reduce risks on viability. The assumptions tested do not consider site specific issues or construction methods used. The report should not be used to stifle delivery of sites with viability challenges
- Question if flexibility in affordable housing should be offered as there is a large shortfall in provision and little is being currently delivered
- A variety of other points were made by individual respondents

Council Response

The contributions required are set out in PSDG4 which is to be amended to more closely reflect the definition of infrastructure set out in the NPPF. The Council is not currently proposing to develop CIL. Affordable housing requirements are covered in DWHN6. Minor amendments are proposed to the supporting text to respond to the representations made.

The Viability Study will be reviewed and updated alongside the preparation of the next stage of the Plan.

PSDG 6 Ensuring Planning Permissions are Delivered

Number of comments	25		
Object	14	Support	3
		General Comment	8

Key issues

- The policy is a barrier to delivery, applying unnecessary obstacles. Is there evidence that there is an issue with delivering planning permissions? The Island's position is no worse than the UK national figure. The council has powers to revoke consent so why are other measures required?
- The policy does not align with the Strategy Objectives and Priorities and should be removed

Council Response

The policy is considered to reflect the NPPF in seeking to bring forward housing delivery and to be in line with the Plan objectives. A minor amendment is proposed to the supporting text in response to the representations made.

Chapter 5 Delivering the Housing We Need

DHWN 1 Planning for Housing Delivery**Number of comments 4521**

Object	3321	Support	10	General Comment	1190
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Key issues

- The island is special, and a case should be made that the IOW should not have to meet the standard method housing requirement due to exceptional circumstances.
- The National Planning Policy Framework is not applicable to the IOW. Housing needs should be locally based reflecting the needs of local people
- Object to the amount of housing proposed
- Question the Government targets. The level of housing is undeliverable and unrealistic
- It is unclear where the housing demand is coming from
- There is no evidence to support the need for 10,000 homes
- The housing will be filled by second homeowners and those retiring from the mainland. The housing will not benefit islanders nor meet their needs
- There is a falling population, so the housing is not needed
- The development will destroy the character of the island and threaten tourism
- Housing development will threaten the separation of towns and villages. The Plan will spoil the character, tranquillity, heritage, rural nature and uniqueness of the island
- The overcrowded roads will not be able to cope with this scale of development
- There is insufficient infrastructure and services to support the existing population and will not cope with the proposed scale of development. Infrastructure needed should be provided before or alongside the development
- There will be an adverse impact on wildlife and ecology
- Brownfield sites should be built on before greenfield sites. Greenfield sites should only be used where of strategic importance to the island. Housing should be for islanders before providing more for retired people or second homeowners. Should limit second home ownership
- More provision should be made for the elderly to free up larger houses. The wrong type of housing is being built on the wrong type of land
- Make better use of empty houses and buildings and develop derelict buildings
- There is a lot of property for sale indicating there is already market saturation
- Unimplemented sites should be built first
- Building more housing just creates profit for developers
- The focus should be on providing affordable homes for island people
- New development should be small scale and not create large housing estates
- A greater clarity is needed on the Ryde housing figures which are contradictory
- The annual rate of housing delivery should be constant throughout the plan period
- Housing allocations across the island should be more proportionate to the population share
- Any obstacles to housing delivery should be removed
- The standard methodology has been incorrectly applied. There is no case for a stepped trajectory
- The 2016 household projections provide no reason to depart from the standard methodology

- Support Policy DWHN1, the use of 2014 household projections and use of a stepped trajectory
- Accept people need houses particularly young islanders but disagree with the scale of development

Council Response

The Plan will be reviewed to update and for Plan changes following the consultation. The policies and text on housing numbers will be reviewed and updated together with the approach to housing numbers and affordable housing. With direction from Members and legal input, Officers have been investigating whether a position, supported by evidence, could be established that supported a housing number lower than that calculated using the standard method.

The settlement hierarchy is set out in PSDG3. Amendments were made to some of the settlement boundaries and these were set out on the policies map. The policy is clear that priority is given to sites within the settlement boundary and those immediately adjacent to it. Further changes to boundaries may reflect allocated sites and those already granted planning permission. However, sustainable rural settlements do not have settlement boundaries and improvements to their sustainability will be managed through carefully managed growth.

Inclusion of policy to address the need for accessible and adaptable housing is supported by para 61 in the NPPF and evidence in the Housing Needs Assessment and will be addressed in DHWN8.

DHWN 2 Sites Allocated for Housing

Number of comments	32				
Object	19	Support	4	General Comment	9

Key issues

- Support policy and the combination of DHWN2/3 and Appendix 1 for site allocations
- Housing numbers are indicative. The policy should be flexible and not constrain development or sites and a delivery timeline should be provided in the policy
- There is potential capacity on existing bus services. Pedestrian access to existing stops should be added to site allocations
- Pool smaller sites for sustainable transport contributions
- Appendices 1 and 2 should be included as policy to provide a strong basis for deliverability
- Object to policy
- Clarify which sites require archaeological investigation. It is contrary to NPPF para 16
- Place greater emphasis on locating housing outside functioning ecological networks
- Add reference that development at Somerton Farm has no detrimental impact on BAE's Cowes site
- It is difficult to see where sites are located making cross referencing to the SFRA difficult
- Site references should be consistent throughout the Plan and evidence documents
- Clarify why some of sites are in Appendix 2 and others are excluded
- The key development requirements should form part of the plan documentation to take full account of flood risk
- Some smaller allocation sites overlap with SINCs. If intended for development, the SEA should identify that the habitats are not priority habitat and biodiversity impacts can be adequately mitigated. If intended to act as the mitigation area (including SANGs), it should be made clear

the loss of site is not deemed acceptable. If an allocation results in destruction of a SINC, Natural England are likely to object

- The allocations are not fully consistent with the NPPF (paragraph 171, 174) or draft IPS. Natural England's concerns may be overcome if clarification is given of the habitat quality, evidence of use of the hierarchy for alternatives and details set out on the intended use of the SINC within the allocation
- Object to building on greenfield sites
- Object to the following sites not being allocated in the Plan:-
 - Pennyfeathers and Harry Cheeks Garden;
 - Land off Mary Rose Avenue/Fernside Way Wootton;
 - IPS219, IPS228 sites;
 - Heathfield Meadows, Freshwater;
 - Possible site at Dodnor lane for self build;
 - P/00962/18 extant planning permission;
 - New site in Wroxall;
 - IPS303, Newport Road, Lake;
 - Land at Brambles Farm, Freshwater;
 - Site at Broad lane, Thorley;
 - Site at Chawton Farm;
 - New site IPS302 Culver Parade, Sandown
 - New site IPS292 land at Black Pan Farm
 - Land adjoining Lake Common Road;
 - Site at Smallbrook Farm, Smallbrook Lane, Ryde
- Para 5.27 – delete the reference to developments being started and completed within 3 years.
- Para 5.27 – the last line is unclear
- Review large allocations north of Newport and spread the housing across the island
- Abandon the stepped approach to delivery to a consistent annual requirement. Review the housing land allocations in this context

Council Response

The Plan will be reviewed to update and for Plan changes following the consultation. The policies and text on housing numbers will be reviewed and updated together with the approach to housing numbers and affordable housing. With direction from Members and legal input, Officers have been investigating whether a position, supported by evidence, could be established that supported a housing number lower than that calculated using the standard method.

Allocated sites and the approach are to be reviewed. Sites put forward as part of the consultation will be assessed as part of this work and included in the next update of the SHLAA.

All site allocations in Appendix 1 need to fulfil the requirements of in Policy DWHN3. Appendix 2 sets out further requirements for other allocated sites where there are specific constraints or features. Para 5.27 is considered consistent with para 76 in the NPPF.

Minor amendments to improve clarity are proposed to the supporting text. Site location maps have been added to the web site.

DHWN2 refers to both Appendices 1 and 2. Both appendices are therefore already policy.

Appendix 2 sets out where improvements are needed to the highway access, public transport and archaeological investigations. The protection of ecology is covered in HQE2 as well as in the site specific requirements for allocated sites in Appendix 2.

Further clarification on habitat quality, evidence of use of the hierarchy for alternatives and details set out on the intended use of the SINC will be set out within the allocation.

DHWN 3 Housing Allocations General Requirements

Number of comments 57

Object	23	Support	13	General Comment	21
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Key issues

- Support requirements
- Support affordable housing as a percentage and that it remains so in perpetuity
- These add another layer of site requirement and may reduce sites coming forward
- Add to criteria
 - A presumption against pre application site clearance. Retain hedgerows and trees
 - Development should be in keeping with local character, provide adequate living, garden and parking space, not allow conversion of parking to living space, provide adequate space between houses, allow less overlooking of high density over smaller houses and amenity space
 - Include/improve bridleways/cycleways and footpaths in all new developments. Add contribution towards active travel modes
 - Allow a maximum development of 50-100 dwellings
 - Sites of more than 10 dwellings should not introduce a need to contribute to affordable housing as it will affect current land deals. Should be 12 months delay
 - The threshold for affordable housing is too low
 - The reference to SANG and given land take is not correct and should be removed
 - Criteria 2 and 3 are partly covered by S106 agreements
 - All new development should contribute to the control of storm overflows into the sea
 - Add pedestrian access should be separate to vehicular access
 - Add recognition that allocations may impact on designated and non-designated heritage assets above and below ground. Add a requirement to enhance the historic environment
 - Each site should require a whole site masterplan with phased development proposals
 - Safeguard on site affordable housing in the event of phased development
 - Add garden communities should enhance the historic environment including historic landscape character
 - Add to criteria 8 national heritage designations such as Registered Historic Parks and Gardens and Scheduled Monuments and their settings to protect them from harm.
 - Add new buildings should incorporate high spec fibre optic cabling internally. Rural housing without mains gas should have heat pumps rather than butane or oil tanks
 - Add reference to houses being built with zero carbon footprint
 - The highway infrastructure policy requirement is not strong enough as there are examples of no improvements until the site has been fully developed
 - Add a bullet point to ensure a sequential approach on flood risk is taken on each site
 - Increase emphasis on drainage and road network considerations in layout design
 - Question how improved access to public transport is realised in rural areas?
 - Add requirement for long term ownership and management plans for green spaces

- Support bullet point 4
- Support biodiversity enhancement but strengthen wording
- Poor current quality of development. Needs better landscaping and open space and trees designed into the layouts to reduce carbon emissions
- Add commitment to increasing allotments for local use
- Add that local construction materials should be used where possible and dwellings constructed in a recognised island style
- Add development should provide green infrastructure and net biodiversity gains
- Develop infrastructure before any building starts
- Increase integration of community facilities in housing development to create healthy sustainable environments
- Seek developer contributions to improve sustainable travel modes
- Addressing the infrastructure deficit should not just be for developers to address
- Agreeing phasing between two competing companies will damage confidence to invest on the island. This will not happen with sites HA039, HA044, HA036, HA032 and HA040
- Changes to supporting text:-
 - Para 5.37. Strongly disagree that near Ryde, large sites would not have a significant impact on each other's viability
 - Support para 5.38 providing a definition of `close`
 - Footway should be used throughout the document rather than pavement
- A variety of points were raised by individual respondents

Council Response

The general requirements support well planned and designed development and are in line with the NPPF and PPG.

The policy seeks to retain protected trees and hedgerows where they form roadside boundaries. Other trees and hedgerows form part of the natural environment and green infrastructure and their retention and enhancement should be encouraged where practicable and is covered in Policy HQE3. Respecting local character and providing appropriate living and amenity space are covered in Policy CSSHC1. Parking standards are covered by BCI6 and the Parking Supplementary Planning Document.

The Plan seeks to meet a range of housing needs in a range of locations and sites. Restricting sites to a maximum of 100 dwellings is not consistent with the NPPF.

Contributions towards affordable housing for sites of 10 units or more on site or through financial contributions depending on circumstances is consistent with the NPPF.

There is a part crossover between DHWN3 and PSDG4 on developer contributions but also with Appendices 2 and 3 and other policies in the Plan. The Plan needs to be read as a whole.

The historic environment above and below ground is covered by Policy HQE1. Affordable housing requirements are covered in Policy DHWN6. Flooding is covered in Policy HQE11. Net biodiversity gains are covered in Policy HQE2. Allotments provision is covered by Policy HQE4 as part of green and open spaces. Appendix 2 site requirements cover where community facilities are required.

Strategic infrastructure to support the proposed level of development is identified in the Infrastructure Development Plan and CSSHC11. Infrastructure providers are consulted during the Plan preparation process on the different types and amounts of infrastructure required.

Pedestrian and vehicle access are covered in criteria 5. Access to public transport may not be applicable in some rural areas and so may not apply in all cases. However, the applicant is expected to take it into account as set out in para 5.31. Pavement is used to distinguish from footpaths.

Whole site masterplans are only required for larger developments and are included in specific site requirements in Appendix 2.

The Plan will be reviewed to update and for Plan changes following the consultation. The policies and text on housing numbers will be reviewed and updated together with the approach to housing numbers and affordable housing. With direction from Members and legal input, Officers have been investigating whether a position, supported by evidence, could be established that supported a housing number lower than that calculated using the standard method.

All allocated sites in the Plan and the overall strategy are to be reviewed as part of the council's revised position on housing number to be accommodated over the Plan period.

Phasing development so that it does not prejudice delivery of nearby competing sites will be considered as part of the updated Viability Study.

DHWN 4 Planning for New Garden Communities

Number of comments 996

Object	892	Support	7	General Comment	97
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Key issues

- New villages create problems. A mass influx of people creates chaos rather than the integration of random, occasional, incomers within current areas. Character will be off the shelf housing
- Support new garden settlements. A timeline should be provided
- Contradicts planning strategy directing new development to sustainable settlements. Rural housing should support village cores
- Amend policy requirements:
 - Support requirement for green infrastructure network, net biodiversity gains/flood risk areas
 - Support bullet point 3 on enhancing the natural environment
 - Add promote infrastructure for electric/hydrogen cars
 - Add solar energy generation targets
 - Add community composting
 - Add provide appropriate cultural, recreational health and shopping facilities
 - Add historic environmental designations to bullet point 8
 - Add design guides should be required for both new settlements
 - Add using local sustainable materials
 - Add policy requirements should be met unless viability/lack of critical mass issues
 - Add a masterplan will determine the vision, framework and design guidance
 - Add the road infrastructure should be suitable for bus services and located on/or in easy walking distance of bus routes
- The number of dwellings planned for Wellow is unclear. Is it 2000 or 32?
- Object to up to 2000 houses at Wellow:-

- It responds to national targets not island ones to accommodate overspill from the mainland. Should stand up to government national level targets. A better justification is needed as to why a garden village is needed
- There is no need for these homes. Unclear where the demand is coming from as the island population is declining? Poor existing housing market.
- Does not relate to the housing target for the next 10 years of 300 dwellings. Only need a small amount of housing for homeless families and individuals
- Will be unoccupied second homes, retirement homes or social housing
- Housing provision should focus on islanders and low cost properties for young people
- The size of development and location is inappropriate. Question if it can be delivered.
- It is an unsustainable location. Should build on the edge of towns or infill instead
- The Plan is vague on the location and delivery and it is unclear how infrastructure will be provided to support the housing
- Brownfield sites should be used rather than greenfield sites
- Concern over building on agricultural land
- Impact on property prices
- Infrastructure should be in place before development
- If Hong Kong style reclamation, desalination, renewable energy plan, with light railway, new schools, colleges and medical facilities then support new town proposals. Object to policy as it relates to the 10 years after this plan
- Impact on the natural environment, wildlife and tranquillity. Destruction of agricultural land (including high grade), removes future food/fuel assets
- A new settlement would not meet the plan's aims and objectives
- The focus should be on reusing old existing buildings
- Developers plans ride roughshod over people's investments and decisions about the types of places they want to live in, destroying the beauty forever for profit
- Significant impact on wildlife & foliage, affecting natural habitats and biodiversity. The area is a bird migratory zone and contains protected species. The western area could add value to the ecological network or degrade it and is important for overwintering waders, birds of prey and brown hares
- Wellow has no mains gas or sewerage and slow wi-fi. The narrow road is liable to flood and there are no footpaths or street lights, no shop or school, pub or church. A new waste water disposal system would be needed and there are drainage issues. Development should be balanced with the amenities available. Impact on the rest of the island and its infrastructure
- Significant impact on health infrastructure. Primary healthcare facilities in west Wight already struggle. Ningwood and Wellow rely on Freshwater for healthcare. There is insufficient capacity at St Mary's Hospital and insufficient dentists and GPs
- Significant impact on education infrastructure. School facilities are overstretched, with no secondary school and planned closure of west Wight primary school. Already huge parking problem
- Significant impact on transport infrastructure
 - Increased traffic will have a safety impact particularly at existing schools and facilities
 - Narrow roads will not cope, with overcrowded on street parking
 - Poor state of existing roads
 - Dangerous roads. Limitations of A3054 at Shalfleet for cars and pedestrians. Pinch points.
 - Lack of public transport. A bus route is not excellent public transport.
 - How will sustainable transport be supported?
 - There is a lack of good transport connectivity

- The increase in cars will increase congestion and have a negative impact on well-being and quality of life.
- Increased air pollution
- Site entrance is a problem given the width of the road
- Unreliable/overpriced ferry service/impact on ferry service
- Impact on tranquillity, quality of life, enjoyment of the rural environment, wildlife and peace that it offers. Destruction of a greenfield site and impact on housing prices and appeal. Change the nature of a rural area, breaking down local communities and destroy the charm and character of Wellow
- There are no significant employment opportunities or high skilled jobs in west Wight with no jobs in Wellow. The development is unlikely to provide jobs, increasing unemployment and poverty, with no benefit for the island economy. There is no demand from business wanting more workers. Cowes and Newport have better employment opportunities
- Will have a detrimental impact on what should be an AONB
 - Damage the character, beauty, tranquillity and high-quality unique environment of the island. Should celebrate what the island offers and value its beauty and tranquillity.
 - Spoil the beautiful downland rich in wildlife and rolling rural farmland, scarring the landscape
 - Will be highly visible, spoiling island vistas and views
 - Will lead to light pollution and ruin the dark skies
 - Will urbanise and ruin rural west Wight and spoil the character of Wellow. The area will be blighted by housing, road widening, traffic and loss of views
 - Negative impact on the Tennyson Trail and be less attractive for visitors/tourism/walkers and cyclists, a vital part of the economy
 - Goes against the aim of providing amenities greatly appreciated by visitors
- The development will detract from the Needles and blight the landscape
- There is a lack of transparency on these proposals
- Support affordable housing in Wellow for young people and island people but this will provide homes for retirees/second homes. Affordable housing should be located where there are job opportunities, infrastructure and other facilities and services
- Object to creating two new villages
 - A second settlement should only go forward after the first one has been assessed for its impact. Reduces the countryside
 - It is not consistent with the Garden Communities paper, August 2018
 - It will encourage people living on the mainland to move to the island
 - It will extend sprawl into the rural area
- Delivering new settlements is challenging and there is little assessment undertaken so far.
 - Bringing a site forward with multiple landowners will take significant time. Other sites should not be held back.
 - Better to expand existing settlements in sustainable locations to take advantage of existing infrastructure.
 - New settlements incur high upfront infrastructure costs, impacting on developer cash flow and ability to borrow and thus scheme viability. Market demand is a concern with national house builders reluctant to commit to development on the island
 - It will divert resources from services in the smaller settlements
 - Sites need to be favourable compared to other locations and stand up to tests of delivery
- Para 5.45 should refer to the enhancement of the historic environment to accord with the NPPF paras 8 and 185 and IOW County Archaeology and Historic Environment Service should be consulted. Site borders the historic town of Yarmouth

- There are catchment management issues for both new settlements and development will lead to flooding in the western Yar
- Development will take pressure off green gaps between settlements

Council Response

The Plan will be reviewed to update and for Plan changes following the consultation. The policies and text on housing numbers will be reviewed and updated together with the approach to housing numbers and affordable housing. With direction from Members and legal input, Officers have been investigating whether a position, supported by evidence, could be established that supported a housing number lower than that calculated using the standard method.

All allocated sites in the Plan and the overall strategy are to be reviewed as part of the council's revised position on housing number to be accommodated over the Plan period. Delete policy.

DHWN 5 Maximising Infill Opportunities

Number of comments 15

Object	3	Support	6	General Comment	6
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Key issues

- Support policy as it will sustain and increase small communities
- Support criteria seeking to retain the character of the area and important areas of open space
- Allocations can create opportunities for infill in areas that do not currently exist
- Settlement coalescence and ribbon development should not be facilitated by infill development
- Object to ` a small gap in a row of houses` and `loss of an important area of open space` as these are too specific. It should include a row or group of houses or otherwise built up frontage/group
 - The policy justification is counter to accepting housing outside and not immediately adjacent to the settlement boundary
 - Policy test should focus on visual and landscape considerations
- Development should preserve the character and quality of the local environment and adhere to village design guides or development plans

Council Response

Clarify the policy wording relating to infill development.

DHWN 6 Delivering Affordable Housing

Number of comments 97

Object	24	Support	13	General Comment	60
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Key issues

- Support policy
 - clear need for affordable housing
 - must be delivered and really be affordable
 - S106 money should be used to deliver this

- support intervention in the housing market
- do not agree unrealistic land values have been paid
- Add that affordable housing provision is subject to viability. There is tension between PPG and NPPF Glossary on the site size threshold for affordable housing. The policy suggests affordable housing is required for every proposal. This is contrary to the NPPF
- The lack of affordable housing planned for Ventnor is driving young people away
- A greater emphasis needed on providing social and affordable housing for local people. 35% should be enforced. 70% affordable rented and 30% affordable ownership
- Affordable homes should be built for islanders and provided by the developers not just a financial contribution. The option for financial contributions should be removed
- Support the open book approach. There should be no exceptions. Acknowledge house prices in Yarmouth and Seaview are high compared to the island average. Add reference to social housing and affordable housing being in perpetuity. Majority should be rented to reflect local wages. Shared ownership is the most affordable. Add percentage number to each form of affordable home ownership
- Direct action is needed by the council using its land or its housing development company to address a widening gap between need and provision. It should join with existing providers in partnership to ensure effective delivery. Delivery of affordable housing is inadequate and does not meet the needs of the young or the retired. It should not go below 35%. S106 money should be directed towards providing social housing. Viability assessments are used to avoid direct provision and reduce contributions and developers pay a token amount leading to shortages. Loopholes should be closed. There is a need to protect affordable stock in areas of high need
- Welcome affordable housing for young families, particularly affordable rental homes.
- Affordable housing should be in existing urban areas where there are services and facilities
- Affordable housing is required in rural area including the AONB
- The statistics fail to take account of second homes/holiday homes and the use of the housing register renders the report flawed.
- Para 5.61 there is a need but not as an exception. There is no need for open market housing in rural areas or in Calbourne (except self-build projects by local people)
- Para 5.67 there is no link between open market housing and providing needed social housing
- Shortages can be met by social housing providers buying market housing
- Support self-build for residents
- Use empty homes to support demand for affordable/social housing
- Increase pressure on owners of unoccupied/derelict properties
- Housing Associations could buy empty or second homes for local social need housing
- Support rural exception sites where tenants are local people in perpetuity
- Para 5.60 - consider emerging appeals on sites below 10 dwellings contributing to affordable housing. This contribution will be needed to meet targets in para 5.57
- a brownfield rate contribution should be calculated
- 35% affordable housing is likely to be a barrier to housing delivery and this is supported by the evidence and the number of unimplemented planning applications. Unclear how the council ensure island people get these homes and if there is such a need why are so many high quality homes proposed? A higher figure than 35% should be sought
- Clarify
 - For sites of less than 10 dwellings will contributions be pro rata and retained in the parish?

- How 35% affordable housing will be achieved and how it remains affordable as prices increase. There is no policy to manage negotiations on affordable housing
- In developments of less than 10 the policy is weak
- How financial contributions in the AONB will be disbursed
- If `financial contributions` give a purchaser a significant discount?
- How problems in achieving delivery are mitigated in the plan
- The number of aspirational homes for professional people and if this been applied in the past?
- The link between the plan and any homelessness strategy/action plan
- In the supporting text the amount of affordable housing identified in the HNS and the amount that can realistically be delivered through planning policy
- Why if the HNS indicates shared ownership is likely to be the most affordable type of housing why the policy prioritises all forms of affordable housing
- The evidence used to line up objectively assessed housing need with demographics
- The purpose of Table 5.3?
- The extent and effectiveness of delivering affordable/low cost homes
- Hidden figures such as the boomerang generation
- The need to have regard to required infrastructure as it increases delivery and reduces risk.
- How the policy differs from the previously failing policy.
- If affordable housing is reduced through viability assessment how will this be addressed in the delivery trajectory?
- How the policy will be implemented
- Student campus style development provides large number of residences for young people. Target priority groups for local housing need. Implement the Regeneration Programme
- All affordable housing types should be allowed across all sites rather than a percentage
- The policy should encourage self build within community local housing
- S106 contributions should be used for co-housing schemes

Council Response

The policy approach and site threshold for seeking affordable housing is in line with NPPF paragraphs 62 and 63. The impact of seeking this level of affordable housing has been tested through the Viability Study which supports the policy approach. The 30% requirement for starter homes, discounted market sales or other affordable homeownership is not split down further as this gives some flexibility in the type of affordable provision depending on the most up to date Housing Needs Assessment. All affordable housing contributions should be calculated using the adopted Affordable Housing Contributions SPD 2017.

Work has been undertaken to define `affordable` in the Island context. An affordable dwelling using national planning policy definition is no more than 80% of the market value. Work has shown for a typical dwelling to be affordable on the Island, it needs to be around 65% of market value.

An Island-wide housing needs survey is being undertaken to help understand the likely future on-Island needs. Parish & Town Councils are generally supportive of this approach and are helping to promote the survey. This will inform the Island Planning Strategy.

Once all the key components are known, the viability study will be re-run, taking into account the new evidence on affordability, including all local requirements and types of tenure to meet these.

A number of amendments and additions are proposed to the supporting text to provide more clarity in response to the representations made.

DHWN 7 Rural Exception Sites

Number of comments	30				
Object	13	Support	11	General Comment	6

Key issues

- Support policy
 - Support sites in the AONB where they are for local young islanders
 - Support sites where for local people combined with innovative solutions in elderly accommodation and support needs
 - Support increase in small rural exception sites
 - Support provision of social housing where there is a need
 - Add a tenure mix in line with DHWN6
 - Support where there are public transport links and non-vehicle routes
- Object to using sites not normally used for housing
 - Allowing an uncapped amount of market homes suits the developer. Need tight control to prove such housing is needed. Too many loopholes for developers. Places agricultural land at risk
 - Should only allow 100% affordable housing
 - The rules are unrealistic and unfair to landowners
 - number of homes provided historically is enough to meet need
 - There should be no exception housing in Calbourne Parish as there is no evidence
- Policy is too vague regarding the number of affordable versus market homes on each site
- It is unclear how homes in perpetuity and local connection criteria will be enforced
- Add a reference to community led housing to strengthen the plan
- The number of affordable homes needed in an area should be assessed before a rural exception site is designated
- Support para 5.77 on not compromising on design quality and should be appropriate in scale, character and appearance. This should be in the policy
- Small sites should be defined as up to 20 dwellings in total
- Rural areas have limited employment, facilities and services so how can there be significant local need

Council Response

No change

DHWN 8 Ensuring the Right Mix of Housing

Number of comments	17				
Object	9	Support	3	General Comment	5

Key issues

- Support policy

- Add that it should be a sustainable location to take advantage of existing services and facilities
- Add support for adaptable homes supporting people to stay in their homes
- Policy should be flexible guidance not a mandatory requirement
- Should be more prescriptive over house size with a focus on 1 and 2 bed units for islanders
- Mixes should be set now
- Mix should consider other types of housing like conversions and other types of housing such as cottages and green squares and include 1 bed bungalow social housing units for the elderly
- A variety of points were raised by individual respondents

Council Response

No change to DHWN8. A minor amendment is proposed to the supporting text of policy CSSHC1.

DHWN 9 Self and Custom Build

Number of comments 25

Object	14	Support	4	General Comment	7
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Key issues

- Support
- Support as this will allow local residents to get onto the housing ladder but it will need top class design and construction
- Unclear if sites of 25 dwellings require 5% self and custom build development
- A self-build site needs to be separate from a wider housing estate and the requirement to provide 5% self-build/custom build on developments above 25 units is too explicit
- Self-build should not restrict housing mix
- Providing self-build sites allows delivery of different products
- Flexibility is needed as a small percentage on the self-build register will build a house and this needs to be monitored
- Add a wider definition to include community led and co-housing models, mutual home ownership and include a separate policy supported by a Supplementary Planning Document
- Prevent enabling schemes using custom and self-build housing to justify general housing which puts off self-builders as designs are set
- Add a reference to have special regard to the setting of heritage assets
- A variety of points were raised by individual respondents

Council Response

A number of options for the threshold were considered and 25+ dwellings was supported as it was likely to result in a meaningful number of sites having to provide for self and custom build housing. The draft policy was subject to a viability assessment, which established that the policy requirements would have a low impact on viability. The existing policy can be used to provide community led housing. Heritage assets are covered by Policy HQE1 but a minor amendment to supporting text would provide more clarity.

DHWN 10 Planning for Gypsy, Traveller and Travelling Showpeople Provision

Number of comments	17				
Object	12	Support	2	General Comment	3

Key issues

- Support. Support criteria 6
- Contradiction between permanent pitches and gypsy and travellers
- Lack of evidence for gypsy and traveller site needs
- There is no historic demand for sites
- The policy requires assessed need before the criteria are used. If a site is acceptable it must be given fair consideration and sites approved. Certainty is needed.
- Having no site allocations makes the plan weak and subject to challenge
- The wording should not go further than requirements for other residential uses
- Historically families would be under this heading but none are practising so the policy is flawed
- Policy should ensure the same levels of privacy and residential amenity for neighbouring uses
- Environmental issues should include effect on heritage assets

Council Response

No change. The council undertook a Gypsy and Traveller, Travelling Showpeople and Houseboat Dweller Accommodation Assessment in 2018. The council wishes to make allocations to meet needs of the travelling community. However, no sites have come forward that are suitable and/or available and no planning applications have been submitted. The Plan therefore sets out criteria against which applications submitted will be assessed and the council will undertake a separate plan to allocate sites following an additional call for sites which will include revisiting other potentially appropriate land.

Chapter 6 Supporting and Growing Our Economy

SGOE 1 Supporting and Growing Our Economy

Number of comments	52				
Object	17	Support	4	General Comment	31

Key issues

- Support policy
- Object to policy
- Over half of growth is in Ryde and this is not reflected in the housing strategy
- Unclear how employment will be attracted to the island and how local people will be trained to fill these jobs. No strategy for job creation
- Major job creation is needed. Lack of skilled work opportunities
- Employment provision is under represented in the plan. More land should be allocated
- Need to attract more businesses and improve transport links to the mainland. More people mean more jobs are needed
- Develop employment opportunities related to the sea. Protect wharves for marine industries and maritime heritage from residential development

Council Response

No change. Policy SGOE1 allocates and protects sites for employment use to give flexibility to meet needs arising over the Plan period. The employment allocations seek to deliver a range of sites to meet the future needs of the economy as well as supporting the regeneration of key towns. Other policies cover town centres, the rural economy, sites with water access and tourism and these provide additional opportunities for employment development.

An example of a partnership the council works with on economic matters in para 6.3 would help to give context that promoting a diverse economic base is wider than a single organisation.

The Regeneration Strategy identifies the need for developing a Shaping Ryde Place Plan which will guide the more detailed regeneration of the Ryde Gateway.

Supporting and improving workforce skills is covered by SGOE3.

SGOE 2 Sustainable Economic Development

Number of comments	9				
Object	4	Support	2	General Comment	3

Key issues

- Support policy
- A variety of points were raised by individual respondents

Council Response

Protecting viable employment sites whilst allowing for reuse where employment is unlikely. Including a site size threshold helps to maintain land supply across the island. The policy has flexibility where the site can be viable with a mix of uses.

Amend criteria iii). removing ref to agricultural buildings as this repeats the provisions in Policy SGOE4.

SGOE 3 Upskilling the Island

Number of comments 23

Object	8	Support	2	General Comment	13
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Key issues

- Object to adding further requirements on the construction sector. It damages confidence to invest and delivery problems
- Who will assess the requirement and where are the resources
- A variety of points were raised by individual respondents

Council Response

A number of options were considered for the appropriate size of development. 25+ dwellings or 100sqm non residential floorspace were found to achieve a good balance of size threshold, providing a meaningful number of Employment and Skills Plans (ESPs) and addressing a significant skills and capacity gap. Policy performance Indicator for SGOE3 means the employment created resulting in Employment and Skills Plans will be monitored.

The development management process assesses applications against policy requirements.

SGOE 4 Supporting the Rural Economy

Number of comments 29

Object	16	Support	7	General Comment	6
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Key issues

- Object to policy
- Policy should make provision for new sustainable sites for employment; recognise the importance of agriculture to the island
- Support policy
- A variety of points were raised by individual respondents

Council Response

Para 83 of the NPPF goes further than SGOE 4 enabling sustainable rural tourism and leisure development where it respects the character of the countryside and well designed new buildings for businesses in rural areas. Para 84 states that local business and community needs may need to be found adjacent or beyond existing settlements and in locations not well served by public transport, with the use of PDL and sites well located to existing settlements being encouraged.

SGOE 4 should be amended to address these points. The policy wording needs to be strengthened to protect features of architectural or historic interest when converting historic farm buildings. Historic significance is covered by HQE1.

Para 170a in the NPPF seeks to protect and enhance soils commensurate with their statutory status or identified quality. This would include high grade agricultural land and is covered by policy PSDG1.

Other minor amendments are proposed to correct and clarify the supporting text.

SGOE 5 Maintaining Employment Sites with Water Access

Number of comments	15				
Object	6	Support	4	General Comment	5

Key issues

- Retain deep water frontages
- Support policy
- A variety of points were raised by individual respondents

Council Response

The policy restricts new non employment uses to protect access to the water for employment uses. The River Medina has the main potential to meet existing and future demand for waterfront access for employment. SGOE5 seeks to protect employment sites with water access for marine industries. The Policy makes clear the areas where proposals other than employment are acceptable in principle.

Minor wording changes are proposed to add clarity in response to representations.

SGOE 6 Future Proofing Digital Infrastructure

Number of comments	13				
Object	8	Support	2	General Comment	3

Key issues

- Paragraph 6.78 should be framed by infrastructure type not speed
- Support policy
- A variety of points were raised by individual respondents

Council Response

No change. The NPPF provides the policy framework for the Island Planning Strategy. Duplicating infrastructure is unlikely to be viable and add to infrastructure costs. The council is working with local providers to ensure full fibre coverage across the island.

SGOE 7 Supporting and Improving Our Town Centres

Number of comments	64				
Object	36	Support	4	General Comment	24

Key issues

- Object to no site allocations for retail use
- Object to protecting retail use in peripheral areas
- Support policy
- The town centre boundaries should be reviewed and reduced in size
- Resist further out of town development
- A new policy is needed to prevent further decline of the high street
- Resist loss of ground floor retail uses in Newport primary shopping area; Redevelopment needed in Newport centre. Newport primary shopping area has not been justified
- Poor state of repair of buildings including those of architectural importance
- Increase mix of uses in centres

Council Response

The Retail Study reviewed town centre boundaries, proposed revised town centre boundaries, Primary Shopping Frontages (PSF) and Secondary Shopping Frontages (SSF) for each of the towns and these are reflected in the Plan. The policy offers flexibility in the diversity, size and type of uses in town centres and it is not accepted that a further policy is needed to cover high streets.

New retail development is expected to locate in the Primary Shopping Area. New proposals in Newport will need to satisfy a sequential test and a retail impact assessment in the main centres will be required where proposals exceed the local floorspace thresholds.

Consideration was given to the allocation of retail sites in Newport and Ryde, but the only sites available would have been out of centre, potentially impacting on the town centre. Therefore, the approach taken is to assess application(s) on their merits, given the low level of floorspace need.

The primary shopping area designation has been informed by the vitality and health checks of the centres and detailed analysis of each town centre as set out in the Retail study.

The Advertisements and Shopfronts SPG August 2004 relates to previous plans and is out of date.

Minor amendments are proposed to the supporting text in response to the representations made.

SGOE 8 Supporting the Evening Economy

Number of comments	9				
Object	3	Support	3	General Comment	3

Key issues

- Support the evening economy aspiration
- This would need an evening bus service to make this work
- A variety of points were raised by individual respondents

Council Response

No change. The provision of evening bus services is outside the scope of the Island Planning Strategy. The council will work with local service providers.

SGOE 9 Supporting High Quality Tourism

Number of comments	57				
Object	24	Support	7	General Comment	26

Key issues

- Need to upgrade existing tourist facilities not create new ones and develop a tourism strategy
- Support policy but question if it can be achieved with proposed level of development
- Core tourist accommodation areas are too restrictive and the approach has not worked
- Retain green fields and unspoilt nature enjoyed by tourists or they will not come
- Need tighter control on mobile homes
- More emphasis is needed on rural tourism
- Object to more tourism
- A variety of points were raised by individual respondents

Council Response

SGOE 9 covers all types of tourist accommodation and covers redevelopment proposals as well as new facilities. Core Tourist Accommodation Areas are needed to protect tourist accommodation in prime locations and to prevent losses to residential use.

Para 6.104 refers to the range of accommodation which would include caravan sites. Redundant farm buildings are covered by SGOE 4. It is proposed to amend SGOE 4 to cover rural tourism and leisure.

Retaining the unspoilt environment of the island is reflected in Objective 1. Proposals will be assessed against all policies in the Plan.

The 'Supporting and Growing Our Economy Policies Background Paper' sets out the information sources for determining the Core Tourist Accommodation Areas, e.g. for the Bay it is the Draft Consultation The Bay Plan, November 2015, policy TBt2: Tourist Accommodation and for Ryde it is the Ryde Plan Consultation Draft, policy RT1 Tourism Opportunity Zones.

A number of minor amendments are proposed to the policy and supporting text to provide clarity in response to the representations made.

SGOE 10 Tourism Opportunity Area

Number of comments	11				
Object	5	Support	2	General Comment	4

Key issues

- Support policy
- A variety of points were raised by individual respondents

Council Response

The policy title should be amended to refer to The Bay and the supporting text changed to make clear what the current boundary of the designation is based on. Minor amendments are proposed to the supporting text of Policy CSSHC 1 and para 1.10 to provide clarity in response to representations made.

SGOE 11 Ryde Tourism Zones

Number of comments 16

Object	5	Support	2	General Comment	9
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Key issues

- Support policy
- A variety of points were raised by individual respondents

Council Response

SGOE11 is not intended to be prescriptive and sets out aspirations for each of the areas in Ryde. The relationship between the public realm and the beach is referred to in para 6.116 and 6.118.

A number of amendments are proposed to the supporting text to provide clarification in response to the representations made.

EA 1 Employment Allocation Land to the East of Pan Lane

Number of comments 4

Object	2	Support	0	General Comment	2
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Key issues

Varied general points were made in relation to Policy

Council Response

A minor amendment is proposed to the supporting text in response to the representations made.

EA 2 Employment Allocation at Nicholson Road Ryde

Number of comments 3

Object	0	Support	1	General Comment	2
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Key issues

- Support allocation subject to clarification on the type of business, community infrastructure and addition of tree planting and consideration of ecology and wildlife

Council Response

No change. The policy allows for a mix of B1, B2 and B8 uses and landscape buffering. Existing criteria seek to retain existing hedgerows and field boundaries and avoid impact on protected habitats and

species, providing mitigation where necessary. Policy HQE2 protects ecological assets and seeks net gains for biodiversity.

EA 3 Employment Allocation Land at Somerton Farm, Cowes

Number of comments 4

Object	2	Support	2	General Comment	0
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Key issues

- Support policy
- Object to adverse impact on the Somerton Roundabout and Newport Road/Three Gates Lane and potential detrimental impact on BAE

Council Response

No change. Policy requires suitable access to be established including a multi use route to provide sustainable transport choices for the employment sites within the area. The policy criteria already include minimising impact on existing and future properties.

EA 4 Employment Allocation at Kingston, East Cowes

Number of comments 8

Object	5	Support	1	General Comment	2
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Key issues

Varied general points were made in relation to Policy EA4

Council Response

A minor amendment is proposed to the policy criteria in response to the representations made and to the supporting text in para 1.10

EA 5 Employment Allocation at Lowtherville, Ventnor

Number of comments 1

Object	1	Support	0	General Comment	0
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Key issues

- Add to policy that pedestrian and cycle connections will be required

Council Response

Policy BCI2 seeks development proposals contribute to meeting the aims and objectives of the Island Transport Plan and Local Cycling and Walking Infrastructure Plan

EA 6 Employment Allocation at Sandown Airport, Sandown

Number of comments		2			
Object	2	Support	0	General Comment	0

Key issues

Varied general points were made by individuals in relation to Policy EA6

Council Response

Potential for impacts on existing uses and surrounding landscape is recognised in the policy and development proposals will need to take this into account and mitigate where appropriate. Changes to the site boundary will take account of any planning permission granted.

Chapter 7 A Better Connected island

BCI 1 A Better Connected island

Number of comments	139				
Object	51	Support	34	General Comment	54

Key issues

- Support policy with amendments. Add more footpaths and separate cycle paths
- Support shared paths, to form a network, including West Wight to Newport. The route needs to be direct. Unclear how it will be funded and if 2035 is a realistic timescale.
- Prioritise walking and cycling. Add a target of 10% modal share for cycle travel
- Make clear the willingness to use compulsory purchase orders to deliver infrastructure
- Roads will not cope with the proposed level of development
- Create a focussed plan for infrastructure improvements as areas are developed.
- Developers to provide adequate access and contribute to fund infrastructure
- Support a bridge over the River Medina
- Connections to the mainland are unreliable and costly.
- Expensive bus connections. Improvement needed to rural bus services. Add a park and ride facility at East Cowes and improve key road junctions between Cowes and Newport.
- Support park and ride facilities at Fairlee Road.
- Connections to the mainland are unreliable and costly. Bus connections are expensive, Improve rural bus services. Maintain current bus service as a minimum. Add a park and ride facility on the outskirts of East Cowes and improve key road junctions between Cowes and Newport. No mention to a park and ride in Ryde.
- Support the Island line. Reintroduce rail links and improve the whole service.
- Support and upgrade the Islands airports for tourism and business.
- Object to the shared path between Newport and East Cowes due to potential environmental harm. No evidence of an assessment having been carried out. Question the positive benefit of the shared paths when comparing the figures of increasing vehicle use of roads
- Does not address pinch points on the island, particularly through Newport. Reinstatement of Undercliff Drive should be added to the policy.
- Improve coastal path and Rights of Way connections to reduce air pollution
- Add collection of developer contributions to support environmentally friendly travel
- A variety of points were raised by individual respondents

Council Response

Not all the locations identified by commentators on the Island Planning Strategy have been identified through the evidence base as required to support proposed development in the Island Plan. The IDP identifies committed projects to assist the delivery of new homes through long term projects. Some are road junctions where contributions from development will be sought. The junctions identified for improvements are identified in the table in para 7.9 with further junctions identified for further assessment in para 7.12. A number of amendments are proposed to the supporting text to respond to the representations made.

BC2 Supporting Sustainable Transport

Number of comments	65				
Object	25	Support	3	General Comment	37

Key issues

- Support more cycleways and shared paths using existing opportunities
- Cyclists should have separate paths
- Refer to bus and rail travel in the policy
- Object to policy as it does not ease current congestion or provide for cycling in Ryde
- Equestrian users and links to bridleways are overlooked
- New developments should make more provision for walking, cycling and be within easy walking distance of bus/rail routes
- Add a reference in para 7.16 to the Coastal National Trail around the island's coast
- Add a new policy on bus travel/improvement of public transport
- Add cycling routes within towns and villages, between urban settlements and between Havenstreet and Ryde.
- Add to a reference to infrastructure for electric cars/buses and bikes, with car parking areas to have electric charging points to the policy
- Object to acceptance of increased use of cars
- Support policy
- A variety of points were raised by individual respondents

Council Response

BC12 encourages sustainable means of transport and supports measures to improve accessibility. Policy seeks to provide sustainable travel not limited to routes between urban and rural areas.

A detailed policy on bus services would be more appropriate in the Island Transport Plan as the Island Strategy Plan policies are more strategic.

Minor amendments are proposed to the policy and supporting text to respond to the representations made.

BC3 Cross Solent Transport

Number of comments	43				
Object	7	Support	3	General Comment	33

Key issues

- Support policy
- Should encourage making commuting from the island easier and improving terminal buildings
- A fixed link to the mainland/robust means of cross Solent transport should be examined
- Ferry services to the mainland should be improved and new facilities added
- A variety of points were raised by individual respondents

Council Response

The policy focusses on land facilities to support cross Solent services. Services and routes of services may be relevant to South Marine Plan.

Some concern was raised on bus and rail access to the ferry terminals and the convenience for the interchanging passengers and the need for this to be maintained or improved. Though this is outside the council's control it is desirable to support sustainable transport so a reference should be added to para 7.22 asking applicant to show how they have considered interchanging passengers.

The policy allows for commercial operators to bring forward proposals to improve/expand the ferry terminals, but the Island Planning Strategy has no control over frequency of ferry services/use of terminals and other ferry facilities. These are commercial operations.

Any future proposals will need to examine environmental effects in detail, and this is recognised in the policy. A number of minor amendments are proposed to the supporting text to respond to the representations made.

BCI 4 Supporting Our Railway Network

Number of comments 15

Object	3	Support	7	General Comment	5
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Key issues

- Support policy
- The rail line should be extended to better connect the island's main towns by rail
- Existing bus/rail interchange facilities should be retained
- A variety of points were raised by individual respondents

Council Response

Decisions on the extent of the rail network are outside the scope of the Island Planning Strategy.

A number of minor amendments are proposed to the supporting text to respond to the representations made.

BCI 5 Electric Vehicle Charging Points

Number of comments 9

Object	3	Support	4	General Comment	2
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Key issues

- Support policy
- A variety of points were raised by individual respondents

Council Response

This is an area where due to rapid technological change in terms of EV charging infrastructure development, developers are required to review latest available information and consult with the Local Planning Authority. No change

BCI 6 Parking Provision in New Development

Number of comments	14		
Object	6	Support	4
		General Comment	4

Key issues

- Support policy
- Current approach to parking has led to unsuitable on street parking and lack of parking where pedestrianisation has been introduced.
- A variety of points were raised by individual respondents

Council Response

The policy covers the level of parking provision required in new development and is supported by the supplementary planning document on parking provision in new development. The policy seeks parking that is well designed and landscaped.

Parking provision in town centre locations is expected to be justified in a Parking Provision Assessment and will be considered on a case by case basis. The level of cycle parking provision in town centres is set out in the Guidelines for Parking Provision SPD.

The move towards electric vehicles means a charging infrastructure must be provided. A minimum requirement is consistent with this and national policy guidance.

Amendments are proposed to the supporting text to provide more clarity in response to the representations made on cycle parking and the approach to parking in town centre locations.

Chapter 8 Creating Sustainable, Strong and Healthy Communities

CSSHC 1 High Quality Design for New Development

Number of comments		49	
Object	23	Support	14
		General Comment	12

Key issues

- Support policy
- Enforcement is key to achieving Plan aspirations. However, landscaping and planting regimes are often skimmed or abandoned
- Importance of access to recreational infrastructure. Living close to green space improves health. Need for accessible parks and open spaces close to people's homes
- Mixed messages throughout the document. eg. problems with delivery but increasing development requirements? Why preclude basement accommodation with limited light as should make best use of all opportunities
- A variety of points were raised by individual respondents

Council Response

Achieving a high quality environment is an aim of national planning policy and reflected in Policy CSSHC1 which sets out criteria to be met. The policy expects soft landscaping to contribute to a sense of place and proposals where this is not the case will need justification. Criteria 1 seeks adaptable buildings so they can change over their lifetime to meet differing needs. Criteria 4 seeks appropriate amenity living space and encourages developments to relate to the character of the area where it is located. Basement accommodation with limited light is not considered to be high quality development nor in line with NPPF and PPG and so is not supported. Para 8.9 sets out why specific space standards have not been applied.

A number of minor amendments are proposed to the policy, supporting text and other Plan policies to provide clarity in response to the representations made. This includes adding a reference to the ecological network maps in para 8.10. Heritage assets are covered by Policy HQE1. Ecological assets are covered by Policy HQE2.

CSSHC 2 Improving Our Public Realm

Number of comments		10	
Object	3	Support	6
		General Comment	1

Key issues

- Support policy and paras 8.19 and 8.21
- A variety of points were raised by individual respondents

Council Response

Minor amendments are proposed to the supporting text to provide clarity in response to the representations made

CSSHC 3 Improving our Health and Wellbeing

Number of comments	38				
Object	22	Support	9	General Comment	7

Key issues

- Support policy
- This doubles up with building regulations, open space and HQE 4 and adds additional requirements, costs, time and acts as a barrier to delivery
- Increased pressure on accident and emergency services
- Need to enable the elderly to reach GP surgeries by public transport.
- Need active engagement between planning and wellbeing, between the design and layout of proposed residential development and the quality of life in the community created. Should use Health Impact Assessments
- The hospital will not cope with an increase in the population of the island
- A variety of points were raised by individuals

Council Response

Policy CSSHC3 supports NPPF para 91. The supporting text can provide further explanation on the health aspects to the provision of open space, opportunities for physical activity and providing links for all between the development and the surrounding area. HIA are only required only for developments over 25 dwellings as these are considered to have sufficient scale to contribute to health and wellbeing. This also applies to self and Custom Build and for Employment and Skills Plans.

CSSHC 4 Health Hub at St Mary's Hospital

Number of comments	11				
Object	6	Support	2	General Comment	3

Key issues

- Support policy
- South Wight Medical Practice is well used and highly valued, Niton and Whitwell Parish Council does not support concentrating all GP services in regional hubs
- St Mary's Hospital will not cope with increased housing. Current difficulty in travelling to the mainland for long term treatment
- A variety of points were raised by individuals

Council Response

The Policy sets out a range of uses which could contribute to future health care provision. If a need for a step down facility is established, this policy identifies where it will be located. A masterplan will be developed to establish the exact mix of uses and their location together with suitable access.

A minor amendment is proposed to the supporting text to provide clarity on a `step down` facility.

CSSHC 5 Facilitating Independent Living**Number of comments 28**

Object	24	Support	1	General Comment	3
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Key issues

- Support policy
- South Wight Medical Practice provides a well-used and highly-valued service, which should be acknowledged. The suspicion is that the draft Plan takes its cue from the discredited National Health Service Clinical Commissioning Group proposals to concentrate all General Practitioner services in regional hubs
- A variety of points were raised by individual respondents

Council Response

The policy seeks to encourage a range of residential accommodation to support independent living for older people and those with mobility problems. Minor amendments are proposed to the supporting text to provide more clarity in response to the representations made to justify the 20% figure. The definition of major sites is the same as 'major development' set out in the Glossary. The plan will be checked for consistency of references to major sites and changed to major development.

CSSHC 6 Providing Annexe Accommodation**Number of comments 5**

Object	0	Support	4	General Comment	1
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Key issues

- Support policy
- A variety of points were raised by individual respondents

Council Response

The policy supports the provision of domestic annexes to support dependant relatives. However, the policy is open to misuse and could lead to creating a new dwelling with poor access, lack of amenity space and a poor relationship with the main dwelling. The criteria in CSSHC6 seeks to prevent abuse of this policy and provide support to meet these needs for independent living. No change.

CSSHC 7 Delivering Locality Hubs**Number of comments 5**

Object	0	Support	0	General Comment	5
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Key issues

- A variety of points were raised by individual respondents

Council Response

The policy represents a shared view of the type of integrated local services the IOWC, the NHS Trust and IOW CCG are looking to develop. Locality working represents a new model of care agreed by the

local care system. The Island Planning Strategy policy reflects this form of provision. The nature of GP provision is outside the scope of the Island Planning Strategy.

Minor amendments are proposed to the supporting text and policies map to provide clarity in response to the representations made.

CSSHC 8 Facilitating a Blue Light Hub

Number of comments	2				
Object	0	Support	2	General Comment	0

Key issues

- Support policy

Council Response

No change

CSSHC 9 Supporting Renewable Energy and Low Carbon Technologies

Number of comments	29				
Object	18	Support	4	General Comment	7

Key issues

- Island limited by the connection to the mainland and which limits the use and absorption of power produced by renewables on Island. Energy Storage systems not yet economically scalable. Large scale heat and power systems are expensive in upfront costs and historically have a poor record of success. East Cowes being an example of this
- A variety of points were raised by individual respondents
- Installing PV or solar panels adds additional requirements leading to a delivery barrier
- Support policy
- A variety of points were raised by individuals

Council Response

The policy provides a framework to guide proposals coming forward for renewable energy generation and storage. All forms of renewable energy production are supported. It identifies the key electricity connection to the mainland at Thorness Bay and supports its provision and/or improvement (though this is outside the scope of the Island Planning Strategy and is the responsibility of utility providers). The Policy does not specify the type of provision required in order to provide flexibility as advances are made in technology. The policy is in line with para 172 in the NPPF which gives great weight to conserving and enhancing landscape and scenic beauty in AONBs and limiting the scale and extent of development in these areas.

The Island Planning Strategy does not cover the waters surrounding the island which is the responsibility of the Marine Management Organisation and covered by the Solent Marine Plan.

A figure for existing renewable electricity production is not available. Reference to the protection of amenity is covered in Policy DWHN5 and CSSHC1. A number of minor amendments are proposed to the supporting text and other Plan policies to respond to the representations made.

CSSHC 10 Lowering Carbon and Energy Consumption in New Development

Number of comments	29		
Object	21	Support	3
			General Comment
			5

Key issues

- Support policy
- Building regulations already impose standards for renewable tech and/or higher insulation standards, energy and water consumption
- Support that the Council will consider the viability and feasibility of each case on its own merits, but it is not clear what circumstances would result in a system not being delivered. This may delay delivery and should be clarified or removed. Provision of district heating or similar with a large site rate of 40units per annum will add a substantial upfront cost which will be a barrier to delivery
- Domestic and industrial developments should be required to have renewable energy built in to make them carbon neutral. A higher target should be required than 10% which does not encourage developers to be innovative
- A variety of points were raised by individual respondents

Council Response

The policy is consistent with the NPPF paras 149 and 151 which require plans to take a positive approach to mitigating and adapting to climate change and increase the use and supply of renewable and low carbon energy and heat. Building regulations are being tightened to improve energy efficiency of new buildings by government which determines their timing and extent.

The requirement for major developments proposals to seek 10 per cent of the predicted energy requirements from renewable energy originates from part of the original Merton Rule. The Merton Rule seeks energy efficiency standards and the level of renewable energy being used in new buildings being developed in an area. This was essentially given legislative force in the Planning and Environment Act 2008 (as amended). However, aspects of this have been subsequently abolished or amended. The requirement for energy systems to provide at least 10% of energy requirements is shown to be viable in the Viability Study. Minor amendments are proposed to the supporting text to provide clarity in response to the representations made.

CSSHC 11 Utility Infrastructure Requirements for New Development

Number of comments	17		
Object	12	Support	3
			General Comment
			2

Key Issues

- Support policy
- There are problems with sewerage. A clearer service plan that can be delivered needs to be provided
- Parts of this policy regarding waste water are now outdated. Water providers have to have the necessary capacity and if not available, then it their responsibility to provide it. Building regulations are required to approve waste water calculations, and discharge rates into existing

water course are the responsibility of the EA. Developers have no issue with dealing with these as planning conditions, restricting these to 'prior to occupation' provides the least barriers

- A variety of points were raised by individual respondents

Council Response

An amendment is proposed to the policy wording to update regarding water providers responsibility to provide capacity.

CSSHC 12 Maintaining Key Utility Infrastructure

Number of comments		9	
Object	3	Support	4
		General Comment	2

Key issues

- Support policy
- A variety of points were raised by individual respondents

Council Response

A minor amendment is proposed to correct the policy wording.

CSSHC 13 Providing Social and Community Infrastructure

Number of comments		47	
Object	38	Support	3
		General Comment	6

Key issues

- Support policy
- Plan should acknowledge South Wight Medical practice provides a highly valued service
- Plan should acknowledge there is catching up to do in public health services. Island needs and demographic are specific to its location and must be addressed in the Plan
- More people will adversely affect island infrastructure eg. jobs, healthcare, education and road capacity
- A variety of points were raised by individual respondents

Council Response

The policy and text cover the range of social and community infrastructure and give guidance on future development proposals. Specific policies relating to health services – Policies CSSHC 4 and 7 support NHS services to meet the future needs of the island population. Minor amendments are proposed to the policy and the supporting text to provide clarity in response to the representations made.

CSSHC 14 Community-led Planning

Number of comments	6				
Object	2	Support	3	General Comment	1

Key issues

- Support policy
- Plan ignores Northwood Parish Council's Housing Needs Survey
- Development proposals should show how they contribute to the aims of a community led plan where consistent with the development plan

Council Response

Policy seeks to encourage place plans and/or masterplanning work by town and parish councils.

Neighbourhood Plans are prepared by a parish or town council, neighbourhood forum or community organisation who are responsible for its preparation including costs.

Housing Needs Surveys provide information on housing needs in a particular locality and help assess affordable housing needs and inform planning policies for rural exception sites and Neighbourhood Plans. No change.

Chapter 9 High Quality Environment

HQE1 Conserving and Enhancing our Historic Environment

Number of comments	46				
Object	14	Support	11	General Comment	21

Key issues

- Support policy
- Support conserving and enhancing the historic environment
- Historic England welcomes the reference to heritage at risk, but it is not adequate to comply with NPPF for this to be part of a required positive strategy
- The plan should be proactive in the conservation and enhancement of the historic environment and there are no commitments to positive measures for the historic environment in the plan
- A variety of points were raised by individual respondents

Council Response

The policy wording has been reviewed to more clearly reflect NPPF guidance. Further discussion will be undertaken with Historic England. Amendments to the policy and supporting text will provide more clarity in response to the representations made.

HQE2 Ecological Assets and Opportunities for Enhancement

Number of comments	42				
Object	10	Support	19	General Comment	13

Key issues

- Support policy
- Support net gain approach
- Support ecological network
- Support protection of designated sites
- A variety of points were raised by individual respondents

Council Response

Policy HQE2 is a strategic policy seeking to protect and enhance ecological assets including those outside of designated sites. A number of amendments are proposed to the policy and the supporting text in response to the representations made.

HQE3 Trees, Woodlands and Hedgerows

Number of comments	20				
Object	8	Support	7	General Comment	5

Key issues

- It is not possible to mitigate against the loss of any irreplaceable habitat such as Ancient Woodlands and minimal disturbance of these habitats should be ensured
- Object to loss of trees
- Support the policy but have concerns on enforcement

Council Response

A number of amendments are proposed to the policy and supporting text in response to the representations made.

HQE4 Protecting and Providing Green and Open Spaces

Number of comments	27				
Object	9	Support	10	General Comment	8

Key issues

- Ryde is deficient in green and open space and building on green space in George Street, (HA 062) and the Archery Field should be prevented. Undertake a social benefit analysis of the green space to reduce the OAN figure
- Natural England support the provision of SANGs on development over 75 dwellings. Further discussion is needed to ensure proper evidence supports the policy and SEA. It should reflect the need for SANGs to directly connect to larger residential and tourism developments
- Support not prescribing the size of SANGs but these generally have an agreed minimum size of 2.2 ha and a 2.3-2.5km circular walk across the country which should be reflected in paragraph 9.43. Add to policy that off-site contributions are expected to increase the capacity of the landscape by an equivalent amount to that of the expected development occupancy and be no less than the expected undeliverable SANG as required. Maintenance of existing infrastructure should be excluded from this exemption paragraph.
- Delete policy. Providing onsite SANG is unrealistic and undeliverable. 75 dwellings would require 1.182ha of SANG and this has not been taken account of in viability testing or other needs or site constraints. It would not provide a meaningful alternative. Provision of SANG should not be prescriptive. The Council should allocate SANG and collect payments towards it
- Paragraph 9.44 states any mitigation will be above the Bird Aware initiative. This is not required by other authorities, so it would not be implemented uniformly
- Support Policy but add open space should be maintained to Green Flag standards. Section 106 money will fund these spaces but identify who will pay for their maintenance
- Loss of green space affects the health and wellbeing of the local community
- Policy HQE4 allows settlement gaps to be eroded
- Additional green open spaces should be designated in Newport regeneration area
- Object to designation of the entire site as local open space
- Draft Policies Map correctly shows Batts Copse within the Sibden Hill and Batts Copse Local Nature Reserve. It is also designated 'Local Green Space' and 'SINC' but not Open Space. It should be included within the Open Space designation

- Support Open Space designation for Scotcombe Allotment site but similar status should be given to the strip of land between the designated village green adjacent to Carter Street and Batts Copse and America Wood (if not otherwise protected)
- Correct error in Appendix 1 relating to Map 14 of the background document LGS/51
- Add reference in policy to local views and what space is or is not important to the local community

Council Response

A number of comments were made relating to the provision of SANG. Adding a definition of SANG and what happens in the circumstance that SANG cannot be provided on sites, amendments are proposed to the supporting text to add clarity. Further amendments are proposed to the Policies Map and Appendix 1 in response to other representations made.

HQE5 Local Green Spaces

Number of comments	40				
Object	28	Support	4	General Comment	8

Key issues

- Support policy
- Consider social benefit of green space and trees which provide air pollution filtration, storm-water attenuation and carbon sequestration
- Designate land between the Shrape Breakwater and Castle Point, East Cowes as Local Green Space. The Esplanade provides picturesque views across Cowes, the Solent and the Solent Region including Heritage Assets, contributes to local identity, the unique character of the area and provides a sense of place. The land is of considerable historic significance. LGS19 is a Site of Importance for Nature and Conservation which includes Spring Hill Woods (C232A) and the Shrape Muds. Spring Hill woods is Ancient Woodland important for its: wildlife (including protected species), soils, recreational value, cultural, historical and landscape value. The reasons for non-designation relate only to the woodland area on the site and fails to account for the value and significance of the area as a whole
- Object to St Johns Wood being designated as local green space. Much of the park is covered in undergrowth, with no access; it is not demonstrably special, 'tranquil' or beautiful; the wood has multiple tree preservation orders over half of the area and the wood is protected by covenants giving rights of way; other publicly owned sites have not been included such as Appley Park, Puckpool Park, Ryde Esplanade, Seaclose Newport and The Shrape to Castle Point in East Cowes, Ryde Golf Course and Players Beach
- Browns Golf Course should be designated as local green space. It has a fully restored listed building on it and 10% of the area is set aside and managed as a small nature reserve with public access from Dinosaur Isle. Coastal Revival Fund money has been successfully bid for, in partnership with IWC, to create a heritage conservation plan for the site based on its exceptional historic interest as a leisure destination
- Object to including private garden land in 'Princes Esplanade Wood' Local Green Space designation. There is no public access
- Object to proposal to designate LGS/03 as local green space. The northern part is previously developed land, there are no public rights of way through the site and does not serve the local

community. The site is covered by a TPO and most of the site is a SINC which protects the existing trees and ecology. The previously developed area has development potential and is excluded from the SINC designation

- Object to LGS/20 Springhill Convent Grounds being included as a site for housing and not designated as Local Green Space. The Convent grounds are an important part of the Seascape
- Former the Scotscombe Allotments, Shanklin should not be designated as local green space
- Appley Park should be designated as a local green space
- Spencer’s Copse or Gurnard Cliff Woods (in line with Battery Road Copse) should be designated local green space or gap
- The three fields adjacent to Tuttons Hill Road should be assessed for designation as local green space to protect the sensitive area of the Jordan Valley from further coalescence with Cowes
- Consider the following areas as local green space; Tree area junction York Avenue / New Barn road; the fields from Saunders Way to Whippingham Church (Beatrice Avenue, both sides of the road; Crossways field to Queensgate School; Tree area St James River (Bordering north boundary of St James Church from the boundary of the Well Road car park to the boundary of Bucklands House with the Fire station; Cadets Walk; banks and surrounding fields along the River Medina; Norris Castle estate; Jubilee recreation ground; Victoria Grove Park; Kingston Copse; Hefford Rd – Old Castle Green; Bell's Landing and the Old Barracks
- Support designation of Castle Copse as a local green space
- Object to Northwood Park, Cowes, proposed Local Green Space designation

Council Response

A number of sites have been suggested for inclusion as LGS. These sites will be reconsidered as part of the LGS work and the update to the evidence base work. No evidence has been provided to suggest why LGS/45 Appley Park should be reconsidered for nomination as LGS.

HQE6 Protecting Our Seascapes and Landscapes

Number of comments	26				
Object	4	Support	12	General Comment	10

Key issues

- Support policy to protect designated landscapes
- Green spaces, the Esplanade, wooded areas and countryside are important for East Cowes and must be kept. Springhill deserves special consideration
- Welcome this policy and section. Add a reference to the Historic Environment Action Plan (HEAP) in bullet point 5 (giving parity with the BAP and Local Geodiversity Action Plan) and in paragraph 9.58 (p.131), particularly since a ‘Parks, Gardens and Other Designed Landscapes HEAP’ was completed in 2015
- A variety of points were raised by individuals

Council Response

A number of minor amendments are proposed to the supporting text to provide clarity in response to the representations made.

HQE7 Preserving Settlement Identity

Number of comments	65				
Object	55	Support	4	General Comment	6

Key issues

- It is unclear which criteria formed the basis for determining the settlement gaps. This threatens the loss of village identities and a development buffer should be added between the villages of Niton and Whitwell
- Crossway Field should be protected as an open space
- Support policy
- A variety of points were raised by individuals

Council Response

Policy HQE7 takes account of the evidence provided in the Isle of Wight Settlement Coalescence study and the settlement gap boundaries identified within it. The study concluded that the policy should seek to prevent development harming the physical or perceived separation between the settlements, referring to the likely effects of development on the features within these gaps that maintain separation. It notes that the fact that a development site is located within a defined settlement gap does not automatically indicate that development will in principle be deemed unacceptable, but it will need to take into account the impact on the settlement gap on the issues identified in para 9.61.

In light of the spatial development strategy and existing settlement pattern, the focus of the study was on the risk of coalescence of settlements in West Wight, Cowes and Newport, Ryde and The Bay. Niton and Whitwell do not fall within these areas. Therefore, any other developments will be judged against other policies in the Plan rather than HQE7.

HQE8 Isle of Wight AONB

Number of comments	23				
Object	7	Support	7	General Comment	9

Key issues

- General support for policy
- Concern the AONB is not appreciated and sufficiently protected from development
- Concerns that policy wording is open (especially the final paragraph) and supports view to development, is subjective and open to abuse
- Areas of Outstanding Natural Beauty should not be allowed to be built on and should be kept light and EMF pollution free
- A variety of points were raised by individual respondents

Council Response

The process of designating an AONB and its boundary lies with Natural England. The NPPF refers to considering the potential effect activities will have in the AONB and land outside its boundary and gives great weight to conserving and enhancing landscape and scenic beauty in these areas. Removal of Permitted Development Rights as far as possible within the AONB through Article 4 directions are limited to where this is necessary to protect local amenity or the well-being of the area.

HQE9 Dark Skies

Number of comments	45				
Object	5	Support	26	General Comment	14

Key issues

- General support for policy
- Contradictory to allow new allocations of housing and have dark skies
- The whole Island outside of Newport, Cowes, Ryde and Sandown should be designated
- Lack of enforcement procedures available
- Lower the maximum limit to 2200K (amber) in ecologically sensitive areas
- All street lighting should be concentrated downwards, and not be able to leak upwards. New development should be built in this way
- the 2700k limit should be applied to street lighting
- A variety of points were raised by individual respondents

Council Response

Minor domestic light fittings are not subject to planning control. Good lighting practice needs to be encouraged outside of the planning system as it is not within the scope of the Island Planning Strategy. The International Dark Skies Association recommends a colour temperature of 3000K. However, 2700K is included in the policy because of the importance of the environmental and landscape designations and the historic sensitivities of the settlements in the proposed dark skies park.

HQE10 Managing Our Water Resources

Number of comments	27				
Object	15	Support	7	General Comment	5

Key issues

- Support policy
- Object to increasing the Islands` requirements above building regulations as it will increase cost and complexity which will impact on viability and delivery
- Support that the water supply situation on the Island is recognised and the prominence given to protecting and conserving all sources of water
- Planning housing without the provision of major new supplies is not acceptable or feasible
- Further development will impact the ability to reduce consumption to 100 litres per day
- The water company must pre plan and invest in the infrastructure necessary now. Leakages and damage must be addressed
- A variety of points were raised by individual respondents

Council Response

HQE10 seeks to improve water efficiency which with sustainable management of water resources will support new development. The IDP sets out infrastructure requirements needed to support development and identifies that additional infrastructure will be required by Southern Water to meet future needs.

The supporting text sets out the context for seeking higher standards, including the potential impact on European nature conservation designations, an increasing population, warming climate and an already limited resource. This is consistent with the council's requirement to seek water efficiency standards that exceed building regulations where local evidence supports this need. Southern Water plan for, fund and deliver required improvements through their five-yearly business plan.

Sustainable Urban Drainage has a role in the disposal of surface water, and this is included Policy HQE11. Minor amendments are proposed to the policy and supporting text to respond to the representations made.

HQE11 Managing Flood Risk in New Development

Number of comments	7		
Object	5	Support	2
		General Comment	0

Key issues

- The Environment Agency supports inclusion of the policy and has recommended some minor wording changes
- Trees can reduce surface water flooding and can be used with SuDs
- Failure to include Eastern Yar in the island's flood risk
- Understorey parking has visual impacts
- There are serious flood issues in Ryde
- Flood impacts from large schemes in Ryde is damaging to people and the environment

Council Response

A number of minor amendments are proposed to the policy and the supporting text to provide clarity in response to the representations

HQE12 Monktonmead Catchment Area

Number of comments	1		
Object	0	Support	1
		General Comment	0

Key issues

- Environment Agency support policy but propose minor wording changes for clarification

Council Response

An amendment is proposed to the policy to provide clarity on provision of SuDs in response to the representation made.

HQE13 Managing our Coast

Number of comments	7		
Object	1	Support	5
		General Comment	1

Key issues

- Support policy
- Soakaways can be ineffective and should be precluded
- Substantial is undefined and undermines the positive framework provided
- Support natural processes at the coast
- Add reference to the Islands Heritage Coasts
- Offers scope to become a centre of excellence

Council Response

A minor amendment is proposed to HQE13 and to the supporting text to respond to the representations made.

HQE14 Facilitating Relocation from Coastal Change Management Areas

Number of comments	6				
Object	1	Support	4	General Comment	1

Key issues

- Support policy
- Offers scope to become a centre of excellence
- May lead to negative elements in the AONB to be developed inland
- The island is shrinking and this isn't recognised by the level of development proposed

Council Response

Development proposals will need to take account of all policies in the Plan including HQE 8 IOW AONB. No change.

HQE15 Improving Resilience from Coastal Flooding

Number of comments	3				
Object	1	Support	1	General Comment	1

Key issues

- Environment Agency support policy
- Should reflect the role of development in delivering long term flood and coastal risk management
- Offers scope to become a centre of excellence

Council Response

The Plan recognises the need for development and redevelopment to play an integral role in delivering sustainable longer term flood and coastal risk management to ensure the continued prosperity of the coastal towns and villages on the Island. This covered in paras 9.107-9. No change.

HQE16 Managing Ground Instability in New Development

Number of comments	2				
Object	1	Support	0	General Comment	1

Key issues

- Stabilising unstable geology does not encourage natural processes and is unsustainable
- The planning process should not be costly or complicated for applicants

Council Response

The purpose of the policy is to minimise risks and effects of land instability on property, infrastructure and the public by ensuring development is not situated in unstable locations. Criteria 1 and 2 relate to seeking suitable uses in these locations. Criteria 3 and 4 relate to new development minimising water entering the ground and accommodating any water runoff. This seeks to minimise the risks and effects of land stability through taking reasonable precautions and reflects the NPPF. No change.

General Comments on Chapter 9

Number of comments	8				
Object	0	Support	2	General Comment	6

Key issues

- the section is welcomed
- A variety of points were raised by individual respondents

Council Response

The priority locations for development are set out in PSDG3 and criteria 3 in the policy makes clear that as much use as possible should be made of previously developed land. Meeting the housing needs of the island requires the allocation of greenfield sites. The Plan is to be updated to refer to IOW being recognised as part of UNESCO's worldwide network of Biosphere Reserves.

Chapter 10 Delivering, Monitoring and Reviewing

Number of comments	12				
Object	3	Support	0	General Comment	9

Key issues

- Add Policy Performance Indicators to measure the loss and gain of biodiversity eg. area of chalk grassland restored, or woodland planted or lost, the number of planning applications delivering net gains in biodiversity and area of chalk grassland habitat restored as result of a planning application
- Add Policy Performance indicators on additional woodland planting and length of hedgerow gained or lost as a result of a planning applications
- Add Policy Performance indicators on listed buildings repaired, restored and reused on the IOW's Heritage at Risk list; number of heritage assets added to or removed from the National Heritage List for England or Heritage Risk Register; number of applications refused due to adverse impact on a heritage asset or its setting; number of applications submitted with Heritage Statements; and number of conservation areas with up to date character appraisals and/or management plans

Council Response

The council is required to identify measures to monitor the implementation of plan policies. Relevant data needs to be collected in order to assess the success or otherwise of a policy. In many cases it is the council that collects this data but not exclusively. Progress on achieving PPIs is reported in the Annual Authority Monitoring Report. A number of additional PPIs are proposed in response to the representations made on losses and gains of biodiversity, woodland and hedgerows gained or lost and listed and heritage assets.

APPENDIX 1

East Medina**HA046 East Cowes**

Comments 2 Objections 3

- No objection but traffic flow on Beatrice Avenue has become very busy and dangerous with speeding cars. Little traffic policing. Insufficient parking at Hawthorn Meadows leading to overnight parking on Beatrice Avenue. Beatrice Avenue and Hawthorn Meadows are a school drop off point
- Road is not wide enough to allow 2 way traffic when cars are parked on it.
- Retain as a settlement gap to prevent coalescence of East Cowes and Whippingham
- Object to housing and a low-cost supermarket as it joins up remaining green space between East Cowes and Whippingham.
- Do not need another supermarket
- Site is adjacent to a key historical asset, Osborne House and will affect its setting. Will increase traffic congestion
- Crossways Field is included in the Settlement Gap between East Cowes and Whippingham but is also included in HA046
- Maintain the roadside hedge and wide green buffer behind the eastern hedge opposite the Osborne House

HA113 East Cowes

Comments 1 Objections 1

- Support site with amendments
- Sea front provides many activities for different people providing short walks and wonderful views

HA111 East Cowes

Objections 1

- Noise, traffic, loss of wildlife, construction disturbance. Scale of development is too high. Need sustainable transport initiatives

HA047 Merstone

No comments

HA048 East Cowes

Comments 2

- Loss of a business providing local employment
- Site will not provide affordable housing and no investigation has been made into residents needs. No health or education facilities in the village
- Should use brownfield sites
- Impact on tourism

- Loss of marshland will increase run off into property in Highwood Lane, flood the road and lead to loss of habitat. North of the site is wet all year round

HA049 Rookley

Comments 2

- Is a well used green space. Should use brownfield sites
- Issues with access off Niton Rd. Existing congestion on Niton Rd. Access should be from Main Rd. Increase in traffic will damage buildings
- Increased danger for pedestrians and other users
- Will conflict with the industrial estate and holiday park
- Rookley has little access to main sewers or gas
- Impact on tourism

HA050 Wootton

Objections 1

- Is not "deliverable" as it requires significant infrastructure works that the five properties would not support financially
- Level of building is not sustainable or desirable

HA51 Wootton

Objections 1

- Inappropriate location close to AONB and SSSI and minerals that are located under it.
- Lack of pedestrian access to the site and Brocks Copse Road is dangerous to walk on.
- Level of building nor sustainable nor desirable

HA052 Wootton

No comments

HA053 Wootton

Objections 1

- Inappropriate site with little or no access.
- Level of building nor sustainable nor desirable

General Areas - East Cowes

Objections 1

- The current system of granting planning permissions with conditions does not work, e.g. Saunders Way/Kingston Way link road, East Cowes. The link road is 10 years overdue
- Developers know the conditions so should have done/been made to do the necessary work. Restrict housing until the Link road is completed.
- East Cowes is an enormous car park for the ferry company.
- Any parts of the whole area not required by them will be sold on for further development. Profit will not benefit of the people of East Cowes.

All Allocations

Comments 1

- Site allocations for housing must consider the potential impacts on heritage assets and their setting, and the need to conserve and enhance those assets. Evidence should include specific studies to understand the significance of affected assets.

All allocations – East Cowes

Comments 1

- The Esplanade is special and must not be spoilt by overdevelopment
- East Cowes will become Red Funnels car park and lose the wonderful views

New Allocation – Merstone

Objections 1

- redundant nursery site
- number of buildings and above ground infrastructure
- outside the settlement boundary but not located in an environment designation
- has existing access
- potential for 6 bungalows

Newport

HA029 Newport

Comments 1

- Add reference to risk from climate change

HA030 Newport

Objections 1

- Risk of fluvial flooding from River Medina likely to increase when climate change is taken into account. Consider the potential for the site to safely accommodate the proposal. Can the risk be managed?

HA031 Newport

Comments 2 Support 1 Objections 1

- Support mixed use
- Concern the retail floorspace will impact on Newport town centre and Carisbrooke Retail Park.
- Residential should not be located adjacent to existing employment/retail in Carisbrooke Retail Park due to noise and disturbance as there is no restriction to working hours.

- Retain and enhance landscape buffers around the Parlex & Argos buildings. Add reference to these buffers and to those between the school in criterion (g) Appendix 2.
- Clarify criterion (d) on where the 'improved road network' would be located. Unclear if link at 154 Gunville Road is sufficient to support homes and employment so should consider splitting access points reducing pressure on Taylor Road.
- Housing should be scaled back to allow some employment use
- Object to allocation as it will spoil rural Newport and impact on tourism. The sewerage and drainage systems are at capacity and there is a dangerous road junction affecting safe access to the proposed development

HA032 Newport

Comments 5 Support 1 Objections 2

- Support site. Sustainable location.
- The site is too small and a larger allocation is needed to accommodate future employment needs. Two excluded areas should be included plus all land up to Stag Lane. External funding will be needed as housing not sufficient to pay for infrastructure including a new bridge link across the Medina River. Site is unlikely to be viable.
- Question delivery of all Newport allocations as they are too similar and close to each other
- Requires HRA as potential for direct and indirect impacts on adjacent protected biodiversity areas. Effective long term mitigation & management required via developer contributions.
- Site is in two different ownerships and it is not clear how this can be developed comprehensively.
- Add a bus stop close to the site funded by the developer and provide travel packs at the start of development
- Not clear what evidence and landscape assessments have been made

HA033 Newport

Comments 2 Support 1 Objections 1

- Support site as deliverable and a sustainable location
- Add land immediately to the west of the allocation
- Adverse impact on Sylvan Drive Estate used as rat run and loss of greenery
- Add a bus stop close to the site and improve service 39 funded by the developer and provide travel packs at the start of development

HA034 Newport

No comments

HA035 Newport

Objections 1

- Complex flooding issues to overcome and policy requirements should be in Appendix 2

- Issues with the suggested crossing on site

HA036 Newport

Comments 1 Objections 5

- Question delivery of Newport allocations as they are too similar and close to each other. Concern on proximity to HMP Camphill and harmful impact on wildlife
- Will ruin character of the surrounding area and does not respect rural residents' properties
- Loss of greenfield sites when preference should be for brownfield sites.
- Effective measures are needed to protect the forest and biodiversity, to no impacts funded by developer contributions
- Increased pressures on the highway junction with Horsebridge Hill and westward. Mitigation measures needed
- Impact of urban sprawl on character north of Newport together with Fairlee, contributing to the change of character of IOW.
- Poor island infrastructure including St Mary's hospital

HA037 Newport

Comments 2

- Reduce residential to allow employment use
- Impact of urban sprawl on character north of Newport together with Fairlee, contributing to the change of character of IOW.

HA038 Newport

No comments

HA039 Newport

Comments 6 Support 4

- Support site with amendments, though proportion of brownfield is unclear
- Add tourist attraction to include a park and museum on the history of the prison.
- Impact of urban sprawl on character north of Newport together with Fairlee
- Question delivery of all Newport allocations as they are too similar and close to each other.
- Review site allocation.
- Access is on highways which are not maintained at public expense. Significant investment is needed on roads, drainage, sewerage, street lighting.
- Add a bus stop close to the site, bus access through the site, bus priority, improvements to St Mary's roundabout and Cowes Road, to be funded by the developer. Provide travel packs at the start of development
- District wide heating should be linked to Forest Road Energy Waste facility
- Loss of land would lead to loss of habitat and/or feeding grounds
- Concern over pressure on existing infrastructure and services

- Close to protected biodiversity areas which could put pressure on sensitive flora and fauna. Site includes areas proposed as ecological network which could fragment the area and lead to a loss of potential restoration sites. Extend reference to landscape buffers to protect the forest, ancient woodlands and SINC. Add long term mitigation and management via developer contributions

HA110 Newport

Comments 1

- The Parish Council wishes to see HA110 Land at Moreys, Trafalgar Road scaled back to allow some employment use of the site

HA040 Newport

Comments 6 Support 5 Objections 136

- Support allocation
- Anticipate more dwellings may be provided, together with a community building, shop and park and ride hub. Add type of improvements
- Unsustainable and too many houses. More housing is not needed it is for overspill from the mainland. Pan Meadows is unfinished.
- Lack of infrastructure including medical and dental practices, police, fire, education, social infrastructure, children and adult services, jobs, digital infrastructure. Increased demand for water, electricity, gas, drainage and waste disposal. Generates little employment
- Where is the supporting infrastructure. Capacity issue at Summerfields Primary School.
- New housing will lead to more second and retiree homes. Affordable housing needed for homeless and young people.
- Use Brownfield/empty/derelict sites and empty properties
- Roads cannot cope with more traffic and an increase will negatively impact on the local area and bus timetables. Congestion on Fairlee Road and Staplers Road converging on Coppins Bridge roundabout, a dangerous junction at Mews Lane and a rat run to East Cowes and Ryde Road. Need a Medina link road. No traffic calming measures on Halberry Lane. Problems with school parking and air pollution. Roads are poorly maintained. A travel plan and travel packs are needed. Support Park & Ride but need a focus on delivery and size.
- Retain agricultural land to be more self sufficient or for solar panels
- Concern over impact on wildlife & habitat. Will destroy red squirrel habitat between Staplers and Fairlee. Ancient and protected trees within site.
- Tourists visit for the natural beauty, views, access to the countryside and green spaces not urban sprawl. Will destroy the character of the island. Walks to the river and along footpaths will be lost

HA041 Newport

Objections 1

- Object to site allocation. The site should be used for employment/educational purposes

HA042 Newport

No comments

HA043 Newport

Comments 1

- There are capacity issues at Summerfields Primary School and further discussion is needed

HA044 Newport

Comments 1 Support 2 Objections 5

- A Harbour Revision Order must be agreed. Retain a working harbour for marine business and activity. The Newport Harbour Masterplan must deliver a mix of year-round tourist attractions, conference centre, maritime employment, restaurants, cafes, pubs, clubs and an education/heritage centre, not just housing. A future plan should be agreed with all parties.
- Why is the site being allocated when the evidence recommends that it should not be.
- Site regularly floods. More work is needed on the potential flood characteristics over the lifetime of the development. It is not demonstrated the site can be delivered in line with the NPPF.
- Development has significant highway and AQMA implications
- Will compete with Newport town centre and not deliver homes. Use empty shops
- Concern on the future of the allotments

HA045 Newport

Support 1

- Residential development should convert and restore the quality of architecture of this building and its history. Modern cheap houses in its place are not good enough for this site

Land at Worsley Road Newport

Objections 1

- Site should be allocated as SHLAA assessment is inaccurate
- Site is within the settlement boundary, is largely unconstrained but adjoins land in Flood Zone 2 and adjoins a SINC buffer
- Site is developable and deliverable quickly and performs better than HA033

General comments Newport North Newport

Objections 1

General comments Newport West Newport

Objections 1

All Allocations Newport

Comments 2 Objections 1

- Site allocations for housing must consider potential impacts on heritage assets, their setting, and the need to conserve and enhance those assets. Evidence should include specific studies to understand the significance of affected assets.
- Level of development will increase traffic problems and pollution and affect house prices

Newclose Cricket Ground Newport

Comments 1

- Site should be allocated as it is a sustainable location and an opportunity for relocated development which could include residential uses

Ryde**HA054 Ryde**

No comments

HA055 Ryde

No comments

HA056 Ryde

Objections 1

- Unclear if flood risk can be mitigated and developed safely for a vulnerable use and if the measures are deliverable. Basement flats are not appropriate in Flood Zone 3 and it is recommended there are no basements in any flood risk area

HA057 Ryde

Objections 3

- Openness contributes to character of listed buildings. Brigstocke Terrace is in the conservation area. Difficult to see how a sense of openness can be retained
- There is a lack of car parking for residents and businesses plus those visiting the town. The equivalent number of spaces should be provided
- covenant on the land preventing domestic dwellings
- Valuable open space within townscape
- Use nearby derelict buildings

HA058 Ryde

Objections 53

- Only 2 target archery clubs on the IOW and only one club serves East Wight.

- Woodland is habitat for bats and badgers. Little Appley Wood is ancient woodland
- Loss of Appley Park will lead to a loss of health and well-being activities. Loss of open land for sport and recreation
- Housing needs to be in line with increased employment
- Will create an oversupply of housing in Ryde
- Lead to coalescence between Ryde and Seaview and Ryde and Nettlestone
- Impact on tourism
- Insufficient amenities and infrastructure
- Loss of greenfield site. Should focus on brownfield land instead
- Valuable community asset for all sports. Gives opportunity to practice archery at Olympic shooting distances. Leads to risk of archery club closing. Not Government policy to build on open space. Must be a like for like replacement at least including the clubhouse, store, toilets and disabled facilities. Visiting competitors contribute to tourism
- Loss of view, impact on houses prices and development will ruin an attractive area
- Housing will be for mainland retirees or second homes as local people are unlikely to afford to buy in this area
- should replace floating bridge with one from Island Harbour to Vestas
- There are other more suitable sites proposed

HA 059 Ryde

Objections 3

- Loss of greenfield site therefore unsuitable. Provides a break in unbroken line of housing
- Loss of greenspace and encroachment into countryside
- Increase congestion on a dangerous road and at Upton Cross roundabout. Narrow road with single traffic. No pavement for pedestrians

HA060 Ryde

Support 1 Objections 12

- Support site
- Object to allocation. The number of houses is not justified
- Protect greenfield sites to offset pollution and protect the countryside for farming. Will damage viability of farm. Use brownfield sites instead
- Lead to coalescence of Ryde to Seaview /Ryde and Nettlestone. Loss of countryside, sea views and amenity
- Increase traffic on roads to dangerous levels. Proposed access is not suitable and is unsafe. Lack of maintenance on existing roads
- Linked bridleways will become unusable with more development
- Update needed as during 2018/19 a small flock of curlew were recorded feeding on the fields at Westridge Farm. The species is on Red List of Birds of Conservation Concern and relies on the coastal protection given by the Solent and Southampton Water SPA, but it also feeds on unprotected land outside of the designated area, such as Westridge Farm. The importance of this site for curlew should be highlighted so that developers are aware of their obligations
- Loss of dormice habitat and loss of other wildlife
- Westridge Farm is part of the history of Ryde and should be protected for future generations
- Insufficient infrastructure in Ryde including hospital, GPs surgeries, school places, dentists, jobs and social infrastructure

HA061 Ryde

No comments

HA 062 Ryde

No comments

HA063 Ryde**Support 1 Objections 3**

- Site could accommodate more dwellings (25 to 40)
- Prevents coalescence of Ryde and Nettlestone
- Loss of sea views and amenity
- It is not necessary given the allocation of Harcourt Sands

HA112 Ryde**Support 6**

- Support as should use brownfield first
- Site lies within the boundary of Nettlestone and Seaview Parish council, not Ryde.
- Site must provide a substantial amount of housing suitable for families not "Luxury" executive homes or holiday homes
- Clear the decaying remains of St Clare and Warners holiday camps

HA 064 Bembridge**Support 2 Objections 60**

- loss of greenfield site. Use brown field first
- Scale of development is disproportionate. Do not need this level of housing and there is plenty of property for sale. Leading to urban sprawl towards Brading Marshes and Culver Down and settlement coalescence. Loss of village identity
- Housing could end up being empty, buy to let, holiday homes or retirement accommodation
- Loss of ancient field boundaries and farmland
- Insufficient services and local amenities, including open space. Need investment in health, education, police, fire service, transport and other essential infrastructure
- Flooding and drainage issues
- Contrary to Bembridge Neighbourhood Plan policies
- Need affordable housing for young local people across the island to provide a workforce. Need a range of housing.
- Loss of countryside, loss of natural beauty, rural character and part of the coastal ecosystem. Site is beyond the settlement boundary. Negative effect on Dark Skies
- Negative impact on tourism and employment.
- Unsuitable site affecting views towards Culver Downs and the marsh
- Loss of amenity, loss in property values, increased light pollution and disruption of construction works
- Loss of setting to the listed Bembridge windmill
- Traffic congestion especially in peak season, road network under strain small roads, extra traffic and lack of parking, air pollution Narrow High Street with no pavement along a

considerable length. Increase in traffic will increase risk to pedestrians and increase congestion. Inadequate capacity at the mini-roundabout, Steyne Cross, Yarbridge link and Embankment and the junction at Howgate Road and Hillway is a blind corner. Improvements needed make allocations undeliverable. Proposed developments are not within walking distance of village. No public transport

- Insufficient sewage and drainage infrastructure.
- Conflicts with the Plan's vision and policies PSDG1, PSDG3, DHWN3, PSDG4, DHWN2 and CSSHC11
- Close to Brading Marshes Nature Reserve, part of an SSSI and Special Protection Area for wintering and breeding birds. Developing the eastern part of the site will act as a buffer. Adjacent to an area of natural beauty, Ancient Woodland (Steyne Woods) and Bembridge Marshes

HA065 Bembridge

Support 2 Objections 62

- loss of greenfield site. Use brown field first
- Scale of development is disproportionate. Do not need this level of housing and there is plenty of property for sale. Leading to urban sprawl towards Brading Marshes and Culver Down and settlement coalescence. Loss of village identity
- Housing could end up empty, buy to let, holiday homes or retirement accommodation
- Loss of ancient field boundaries and farmland
- Insufficient services and local amenities, including open space. Need investment in health, education, police, fire service, transport and other essential infrastructure
- Flooding and drainage issues
- Contrary to Bembridge Neighbourhood Plan policies
- Need affordable housing for young local people spread out over the island to provide a workforce. Need a range of housing.
- Loss of countryside, loss of natural beauty, rural character and part of the coastal ecosystem. Site is beyond the settlement boundary. Negative effect on Dark Skies
- Negative impact on tourism and employment.
- Unsuitable site affecting views towards Culver Downs and the marsh
- Loss of amenity, loss in property values, increased light pollution and disruption of construction works
- Loss of setting to the listed Bembridge windmill
- Traffic congestion especially in peak season, road network under strain small roads, extra traffic and lack of parking, air pollution Narrow High Street with no pavement along a considerable length. Increase in traffic will increase risk to pedestrians and increase congestion. Inadequate capacity at the mini-roundabout, Steyne Cross, Yarbridge link and Embankment and the junction at Howgate Road and Hillway is a blind corner. Improvements needed make allocations undeliverable. Proposed developments are not within walking distance of village. No public transport
- Insufficient sewage and drainage infrastructure.
- Conflicts with the Plan's vision and policies PSDG1, PSDG3, DHWN3, PSDG4, DHWN2 and CSSHC11
- Close to Brading Marshes Nature Reserve, part of an SSSI and Special Protection Area for wintering and breeding birds. Developing the eastern part of the site will act as a buffer.

Adjacent to an area of natural beauty, Ancient Woodland (Steyne Woods) and Bembridge Marshes

HA066 Brading

Objections 10 Comments 1

- Support site
- Object to site allocation. Housing number will increase
- Does not take account of Brading Neighbourhood Plan
- Insufficient infrastructure. Local amenities are under stress and struggling GP and dental surgeries
- Impact on tourists who come for walking and scenery.
- Access issues. High traffic levels on Station Road and New Road making driveway access difficult. Access issues to Morton Old Road and the Roman Villa. Existing roads cannot take the traffic. Hidden purpose to deliver a new access road to the Villa. Only single-track access unsuitable for coaches.
- Loss of greenfield site is unjustified. Use brown field first. Build affordable housing on brownfield sites
- Impact on archaeological area, Roman Villa and AONB
- No demand for housing. Many houses already for sale
- Concern over potential flooding to existing properties

HA 067 Brading

Comments 1 Supports 1 Objections 8

- Support site and number of houses proposed. Could start earlier.
- Object to site allocation. The housing number will increase
- Does not take account of Brading Neighbourhood Plan
- Local amenities are under stress
- Impact on tourists who come for walking and scenery.
- Access issues from the High Street and Quay lane. Congestion on Station Road and New Road making driveway access difficult.
- Loss of greenfield is not justified
- Impact on Roman artefacts, wildlife and AONB
- No demand for housing. Many houses already for sale
- Concern over severe flooding in area
- Nearby cliff instability
- Direct path link to the western and NE part of Brading Marshes Nature Reserve
- Support criteria c) but add measures to remove or minimise disturbance to wintering/ground nesting breeding birds eg. temporary rights of way closures/diversions, hard or soft access exclusion barriers on path accessing the reserve and signage

HA068 Brading

Objections 33

- Object to site allocation as insufficient justification. The housing number will increase. No local demand. Housing would be for incomers to the island
- Disregards Brading NP

- Loss of greenfield is not justified. Concern over loss of allotments - in high demand.
- Drainage issues and water run-off issues towards the station and rail line.
- Impact on wildlife and habitat. Adjoins Brading Marshes important to a range of birds
- Welcome criteria c) but request measures to remove or minimise disturbance to wintering/ground nesting breeding birds eg. temporary rights of way closures/diversions, hard or soft access exclusion barriers on path accessing the reserve as well as signage
- Potential for Roman artefacts and remains. Impact on listed buildings
- Impact on amenity, privacy and property prices. Impact on character. Increased noise
- Narrow road with speeding traffic causing issues for pedestrians. Increased congestion on Station Road and New Road affecting safety and increasing accidents. Issues with parking at Brading Station and generally. Issues with site access.
- Need social housing for young local families
- Insufficient infrastructure. Local amenities are under stress. Adverse impact on the school and surgery. Lack of jobs across the Island. Poor public transport
- Impact on tourists who come for walking and scenery.
- Homes are not needed as the island's population is falling. Development is out of scale
- Better sites elsewhere
- Impact on character and countryside

HA069 Brading

Comments 1 Objections 7

- Disregards Brading NP
- Loss of greenfield is not justified. Insufficient details given
- Object to site allocation. The housing is not needed. The housing number will increase.
- Unacceptable site surrounded by roads, not level and will damage surrounding existing properties
- Impact on tourists who come for walking and scenery.
- Too much traffic on Station Road and New Road making driveway access difficult
- Local amenities are under stress

HA 070 Havenstreet

Comments 4

- Conflict with other parts of the plan
- Need to prioritise pedestrian and mobility friendly access from the development and the surrounding area
- Site better suited to business or retail use
- Infrastructure needs to be addressed
- Enforcement needs to be addressed

HA071 Havenstreet

Comments 1

- Need to prioritise pedestrian and mobility friendly access from the development and the surrounding area
- Site better suited to business or retail use

- Infrastructure needs to be addressed
- Enforcement needs to be addressed

HA072 Nettlestone and Seaview

Supports 5 Objections 3

- Support allocation
- Support allocation but concerned about potential impact on adjacent nature reserve
- Object to allocation. It is not justified. Should build on brownfield sites
- Site needs to provide housing for families not holiday homes and retirement properties
- Farm buildings house a large number of bats
- Seaview lane is narrow and a single lane with parking. Would cause unacceptable congestion
- Not enough infrastructure to support more housing

HA 073 Nettlestone and Seaview

Objections 15

- Use brownfield sites first. There are other more suitable sites. Assessment of deliverability is cursory
- Impact on views, landscape and seascape
- Loss of the green buffer between Seaview Heights and the original village. Is part of the rural setting and well used green corridor between Appley and Bembridge
- Character of Old Seagrove Manor and farm buildings would be destroyed
- Insufficient infrastructure including shops, medical facilities and public transport. Issues with the water main
- Issues on site access with narrow with restrictive access unsuitable for large volume of traffic. Inadequate maintenance of roads many of which are unmade
- Impact on wildlife
- Site is important to Nettlestone and Seaview. Provides a green corridor separating the existing housing from the shoreline and separation between the villages, acting as a rural buffer
- The site is on a steep slope and unstable

HA074 Nettlestone and Seaview

Support 4 Objections 2

- Support allocation
- Support allocation but with a smaller number of homes to meet local needs, and small light industrial units
- Site needs to provide housing for families not holiday homes and retirement properties
- Impact on quality of life and house prices
- Road through Nettlestone is already busy and additional vehicle traffic would add to it

HA075 Nettlestone and Seaview

Support 2 Objections 7

- Support allocation and number of houses proposed. Includes brownfield land
- Object to allocation

- Forms a natural boundary to Nettlestone and its loss will lead to coalescence
- Site is an area of particular importance to Nettlestone and Seaview.
- Important to the setting of the village and would seriously harm the rural character
- Seaview Lane is congested, too small and not viable to serve this development
- Impact on bats nesting in the barns on the site

HA076 St Helens

Comments 1 Objections 10

- Use brownfield sites first and empty houses
- Should provide a range of homes not aspirational housing
- Impact on infrastructure increasing pressure. Should be located where there are facilities and services and should be provided before the housing
- No local demand. Housing would be for second homes. Other more appropriate sites
- Impact on views and village environment. Will affect the character and appearance of the conservation area
- Impact on tourism Should be revived as a campsite.
- Does not celebrate the island's unique characteristics or village design statement
- Limited information on how site was selected and evaluated as suitable
- Site access issues. Roads are narrow, congested and dangerous with inadequate parking. Limited bus services
- Will lead to coalescence with Seaview and Nettlestone
- Area of Outstanding Natural Beauty. The fields are part of the wider coastal ecosystem

General Areas - Havenstreet

Objections 2

- Loss of greenfield sites
- Lack of bus services, GPs, hospitals and education. Increasing crime
- Island is a special case - concern over lack of protection of residents and Island
- poor roads used as rat runs, with speeding traffic. Cross transport links expensive
- Roads from Small Brooke to Havenstreet are dangerous with inadequate mini roundabouts and on street parking on Havenstreet Main Road

General Areas - Ryde

Objections 5

- Insufficient clarity on the sites included, with no addresses
- Insufficient infrastructure in Ryde for the building schedule proposed - not enough doctors, schools, jobs and green spaces
- East/South of Ryde has over 1200 houses with out-line (not mentioned) or full planning permission, a 25% increase in population which will need adequate green space
- Loss of environmental balance

General Areas Puckpool/East of Ryde

Objections 2

- Support Harcourt Sands
- Insufficient infrastructure for Puckpool area or Westridge

- Nearly 2000 new houses on the east of the town. No details of building the infrastructure to cope with this level of housing. Overdevelopment
- The area has drainage problems but also a high risk of flooding
- Congested roads
- Loss of environmental balance within Ryde
- This does not build a cohesive community

HA064/065/076 Bembridge and St Helens

Objections 1

- Bembridge & St Helens are unsuitable for 'affordable homes due to lack of public transport
- Insufficient road infrastructure
- Insufficient schools and medical facilities
- Too many houses in the wrong areas

General Area Brading

Objections 8

- Sites are unsuitable as not in keeping with the historic town
- Sites in Brading have poor access and exit on to a busy main road, leading to more congestion.
- More traffic will increase accidents and roads can't cope with the volume. Speeding traffic on New Road
- Difficult parking on Station Road and Station Gardens
- Problem with flooding at the station from the nearby marshes
- Insufficient infrastructure such as schools and doctors. Few services or employment
- Houses are not being built for the local community. Housing needs are for social housing and affordable housing for young working families
- Impact on nature reserve areas
- Oppose greenfield development as will damage the beautiful, historic and unique landscape
- Impact on tourism industry
- Impact of construction traffic

General Area St Helens

Objections 1

- No lack of affordable housing
- Concern over access to doctors and local schools
- Congested roads
- No jobs for local people, mostly seasonal
- Getting in and out of Newport is difficult
- Island is a unique place, beautiful quiet and special. Will be ruined by building so many homes

General Area Seaview

Objections 2

- Existing roads will be dangerously busy with more houses and traffic
- Lack of infrastructure in Nettlestone and Seaview (i.e. schools, medical services, transport etc) to support the increase in population

General Area Nettlestone**Objections 2**

- Creates another village
- Adds cars to narrow country lanes
- Lack of infrastructure in Nettlestone and Seaview (i.e. schools, medical services, transport etc) to support that level of increase in population

All Allocations**Comment 1**

- Site allocations for housing must consider potential impacts on heritage assets and their setting, and the need to conserve and enhance those assets. Evidence should include specific studies to understand the significance of affected assets.

All Allocations - Ryde**Objections 3**

- Insufficient infrastructure to support all the homes
- Ryde is a tourist gateway and there no plans to make the pier and esplanade more attractive
- Need affordable housing for islanders not large houses which will be taken up by mainlanders
- Should be small scale housing to complement existing historic ones
- Ryde will be left with no greenfield countryside as safe healthy places for children and families

The Bay**HA077 Sandown**

No comments

HA078 Sandown

No comments

HA 079 Sandown

No comments

HA080 Sandown**Objections 1 Support 1**

- Support site but it should include a full size football pitch
- Further investigation is needed to understand tidal and fluvial flooding risk. Egress and safe access arrangements need clarification taking account of potential flood extents
- Requirements for further work should be included in Appendix 2

HA081 Sandown**Objections 3**

- Contrary to HQE1. The development would be an insensitive inappropriate use. The Grade II listed building should be restored to 'former glory' as a service hub and heritage centre
- Proposal conflicts with listing as a Community Asset

HA 082 Sandown

No comments

HA083 Sandown**Comments 1 Objections 3**

- Support site with amendments
- Provide a travel plan and travel packs at the start of development
- Keep greenfield site as buffer for wildlife and recreation. Concern for the mature oak trees and hedgerows
- Concern for increased pollution and run-off within the watercourse and damage to habitats. An effective buffer is required
- Insufficient infrastructure/services for more people and road safety issues
- The site floods from adjoining fields. Further investigation is needed to understand the risk of tidal and fluvial flooding and whether the site can safely accommodate the proposal and the risk can be managed. Add requirements for further work to Appendix 2

HA084 Shanklin**Support 2**

- Develop the Spa Site
- Proposals does not factor in it is a prime tourist area and that it would restrict parking and access to businesses in the areas

HA 085 Shanklin

No comments

HA086 Shanklin

No comments

HA087 Shanklin

No comments

HA 088 Shanklin**Objections 2**

- Impact on tourism if the car park is developed
- Proposal restricts parking and access to businesses in the area

HA089 Shanklin

No comments

HA090 Ventnor

No comments

HA 091 Ventnor

No comments

HA092 Ventnor

No comments

HA093 Apse Heath

Comments 1 Objections 38

- Housing number is unjustified as no demonstrable need and overcrowding
- Lack of GPs, education, jobs, shops and recreation facilities. Inadequate water and sewerage system. Lack of local amenities. Loss of privacy and visual amenity
- Narrow pavements, poor lighting, limited parking and difficult access for residents. Safety issues as narrow, busy, fast moving road, with poor visibility and dangerous for pedestrians. Changes will affect the character of the area. Poor road surfacing. Potential disruption to bus services from construction. Not suitable for construction traffic. Increase in noise, disturbance, light and air pollution. Dangerous proposed access point.
- No shortage of housing for local people. Use and improve existing housing and purchase second and empty homes. Overdevelopment is not necessarily regeneration
- Will destroy the village ambience and attractive, undeveloped, rural character leading to irreversible damage and a change of character. The density is out of character. Impact on ancient field boundaries and open views from footpaths.
- Will lead to loss of trees, hedgerows, green space, high grade agricultural land and habitat. Impact on America Woods and its wildlife. Impact on ancient woodlands, veteran trees and nature corridors. Impact on unspoilt landscape
- Loss of high grade agricultural land. Sets precedent for development on open farmland.
- Impact on tourists who come to appreciate green and beautiful countryside, wildlife, night skies and clean air. Site used for walking by campers
- Contrary to policies DHWN3, DHWN5 and PSDG3. Previously considered 'not currently developable' in 2013 SHLAA
- Site has drainage and surface water run-off issues. There are overhead powerlines. The ditch would need to be maintained
- Contrary to the Parish Plan
- More appropriate sites in urban areas
- Falls outside the boundary of The Bay

HA 094 Apse Heath

Comments 3 Objections 50

- Housing number is unjustifiable as no demonstrable need and overcrowding
- Lack of GPs, education, shops, jobs and recreation facilities. Inadequate water and sewerage system. Lack of local amenities. Loss of privacy and security
- Contrary to parish plan
- No shortage of housing for local people. Use and improve existing housing and purchase second and empty homes. Overdevelopment is not necessarily regeneration. Will lead to further infill development
- Narrow pavements, poor lighting, limited parking and difficult access for residents. Safety issues to address as narrow, busy, fast moving, poor visibility and dangerous for pedestrians. Changes will affect the character of the area. Issues with speeding and poor road surfacing. Potential disruption to bus services from construction. Not suitable for construction traffic.

Increase in noise, disturbance, and light and air pollution. Dangerous proposed access point. Particular impact on 29 Ventnor Road

- Will destroy the village ambience and attractive, undeveloped, rural character leading to irreversible damage and change of character. The density is out of character. Impact on ancient field boundaries and open views from footpaths. Negative impact on residents, noise, shading of property, impact on property prices, visual amenity, outlook and privacy.
- Will lead to loss of trees, hedgerows, green space, high grade agricultural land and habitat. Impact on America Woods and its wildlife. Impact on ancient woodlands, veteran trees and nature corridors. Impact on unspoilt landscape, AONB and agriculture.
- Loss of high grade agricultural land
- Impact on tourists who come to appreciate the countryside, wildlife, night skies and clean air. Site used for walking by campers
- Site has drainage and surface water run-off issues. There are overhead powerlines. The ditch would need to be maintained
- Contrary to policies DHWN3, DHWN5 and PSDG3. Previously considered 'not currently developable' in 2013 SHLAA
- More appropriate sites in urban areas
- Falls outside the boundary of The Bay
- Apse Heath is not designated a sustainable rural settlement and has no settlement boundary. The site is part of the wider rural area

HA095 Godshill

Objections 6

- Impact on tourism and businesses as tourists come to see history, green space and to walk in countryside. Situated on the IOW tourist trail.
- Issues of traffic, busy junctions, highway safety, speeding traffic, lack of car parking, footpaths and there is no pedestrian crossing. Should create a relief road.
- Impact on wildlife habitats, agricultural land, and green fields
- Insufficient infrastructure to support development
- No local housing need and is not identified as a preferred site

HA096 Godshill

Objections 4 Support 1

- Identified in Parish Plan
- No local housing needs
- Impact on tourism and businesses as tourists come to see history, green space and to walk in the countryside. Situated on the IOW tourist trail.
- Issues of traffic, busy junctions, highway safety, speeding traffic, lack of car parking and footpaths and no pedestrian crossing. Should create a relief road.
- Impact on wildlife habitats, agricultural land, and green fields
- Insufficient infrastructure to support development

HA 097 Godshill

Objections 4 Support 2

- Identified in the Parish Plan
- No local housing needs

- Impact on tourism and businesses as tourists come to see history, green space and to walk in the countryside. Situated on the IOW tourist trail.
- Issues of traffic, busy junctions, highway safety, speeding traffic, lack of car parking, footpaths and no pedestrian crossing. Should create a relief road.
- Impact on wildlife habitats, agricultural land, and green fields
- Insufficient infrastructure to support development and there is a lack of drainage

HA098 Chale

Comments 1

- Insufficient facilities and services for 15% increase in population
- Do not want infill

HA099 Chale

Comments 1

- Insufficient facilities and services for 15% increase in population
- Do not want infill

HA 100 Newchurch

Objections 3

- No local housing needs and unsuitable site
- Little local employment
- No public transport and would increase traffic volumes. Issues of traffic, busy junctions, highway safety, speeding traffic and lack of footpaths

HA101 Newchurch

Objections 3

- No local housing needs and unsuitable site
- Little local employment
- No public transport and would increase traffic volumes. Issues of traffic, busy junctions, highway safety, speeding traffic and lack of footpaths.

HA102 Niton

Comments 1 Objections 47 Support 1

- Delete allocation
- No evidence to support allocation
- Should be local consultation with an agreed protocol with town and parish councils
- Insufficient infrastructure including schools, hospital, GPs, leisure facilities and jobs.
- Unsuitable roads, parking and maintenance for more traffic especially during holiday season. Lack of public transport. Undercliff road into Niton has not been reinstated
- Distant from employment.
- Should not allocate in an AONB with better brownfield sites elsewhere.
- Does not include affordable housing

HA103 Niton

Comments 1 Objections 47 Support 1

- Delete allocation
- No evidence to support allocation
- Should be local consultation with an agreed protocol with town and parish councils
- Insufficient infrastructure including schools, hospital, GPs, leisure facilities and jobs.
- Unsuitable roads, parking and maintenance for more traffic especially during holiday season. Lack of public transport. Undercliff road into Niton has not been reinstated.
- Distant from employment.
- Should not allocate In an AONB as better brownfield sites elsewhere.
- Does not include affordable housing. Phases should be linked to determine requirement

HA104 Niton

Objections 1 Support 1

- Impact on village status and desirability

HA105 Whitwell

Objections 54 Comments 1

- No evidence to support allocation. Is it proposed as a rural exception site? Inappropriate scale of development. Development should be in keeping, small and a manageable scale.
- Should be local consultation with an agreed protocol with town and parish councils
- Insufficient infrastructure and services including schools, hospital, GPs, shops, leisure facilities and jobs. No gas supply and insufficient drainage/waste water.
- Unsuitable roads, parking and maintenance for more traffic especially during holiday season. Lack of public transport. Concern on access points from Meadow Close and the High Street, safety of access from Nettlecombe Lane and whether access to the site is feasible.
- Undercliff road into Niton has not been reinstated
- Distant from employment.
- Should not allocate In an AONB with better brownfield sites elsewhere.
- Further investigation is needed to understand the flood risk issues
- Loss of the village identity, rural character and community
- Requirements for further work should be included in Appendix 2

HA106 Winford

Comments 2 Objections 42

- Impact on wildlife, rare species, dark skies and local environment. Does not provide for a net gain in biodiversity
- Impact on amenity, property prices, character of the area and beautiful rural landscape. Threatens separation from other towns
- Insufficient infrastructure and services including schools, facilities for children, young adults, hospital, GPs, shops, leisure facilities, playground, meeting places and jobs. No gas supply and insufficient drainage and waste water.
- Loss of high quality agricultural land
- No identified need. Need a good percentage of affordable housing

- No greenfield development. Use brownfield sites, use empty properties first for low cost housing for local people. Build higher density.
- Site not large enough for a community centre and shop and are unlikely to happen. Provision of a further shop would threaten the existing shop.
- No public transport. Issues of traffic, busy junctions, highway safety, speeding traffic, on road parking, lack of footpaths and streetlights. Unsuitable roads, parking and maintenance issues. Concern on access points to development and access for emergency vehicles. Increased noise and disturbance. Unreliable ferry service.
- Support provision of a meeting place
- Public open space and woodlands should be protected and enhanced.
- Increase in flooding and run off. Old spring/well adjoining the wood
- Insufficient landscape buffers and adverse impact on trails for walkers and horse riders. Loss of hedgerows, trees and woodland
- Impact on tourism.
- Borthwood Copse is ancient woodland with AONB status and home to protected species. Development will increase recreation pressure, fly tipping and dumping of garden waste.
- Impact on archaeology in field and potential human remains from the Bronze Age
- Conflicts with para 5.52, section 9 and HQE2 and HQE3

HA107 Wroxall

Support 1

- Site needs tidying up and developing

HA108 Wroxall

No comments

HA109 Wroxall

No comments

General Area Niton and Whitwell

Objections 2

- Infrastructure is at its limit. Lack of jobs
- Closure of Undercliff Drive Road between Whitwell and Niton is unable to take more traffic
- Adverse impact on tourism with loss of countryside and beautiful views.
- Impact on flora and fauna

General Area Sandown

Support 1

- Develop the former Grand and Esplanade Hotel sites

General Area Whitwell

Support 1

- Site is within the AONB but otherwise unconstrained
- Has some amenities and is on a regular bus route

General Area Rookley

Objections 1

All allocations

Comments 2

- Housing allocations must consider the potential impacts on heritage assets and their setting, and the need to conserve and enhance those assets. Evidence should include specific studies to understand the significance of affected assets.
- Insufficient services and jobs in west Wight and additional pressure on the roads
- Use empty shops and properties to meet needs
- Adverse impact on the rural environment, agriculture and wildlife

Sites at Niton and Whitwell - All allocations

Objections 1

- Concern due to lack of facilities and capacity at the local school
- Not to meet a local demand for housing

West Medina**HA018 Cowes**

Objections 1

- Further work is needed as it cannot be demonstrated the site can be delivered in line with the NPPF

HA019 Cowes

Comments 2 Support 2 Objections 1

- Support site with amendments. Support links to sustainable transport networks.
- Site should seek to regenerate the area, encouraging jobs in maritime, heritage education, and related skills building
- Marine industrial space should be prioritised to provide year round employment
- The Hammerhead Crane should be the site focus and restored to working order at the time of its listing to demonstrate its use and be top of the requirements of development
- Former JS White building offices should be repaired and reused commercially for a museum and heritage ship/boat building archive and research facility
- Requirements are too prescriptive, limiting future development opportunities and should be more principle based
- Site is unlikely to be commercially viable and it should recognise viability constraints
- A bus stop should be provided close to the site and travel packs provided at the start of development

HA020 Cowes

Objections 2

- Site is located in Northwood not Cowes.

- The number of homes is excessive and site is outside of the settlement boundary, leading to coalescence of Northwood and Cowes. Scale / design out of character
- Traffic problems along the Newport to Cowes highway and Somerton roundabout.
- Support small to medium scale employment mix on this site with a much lower level of housing. Sheltered accommodation and affordable housing are generally welcomed

HA021 Cowes

Objections 6

- Site is located in Gurnard not Cowes
- The settlement gap places less weight on landscape value allowing some development. The Green Gap in the Gurnard neighbourhood plan prevents coalescence. Unclear which plan takes precedence. Should follow the designations in the NP
- Contrary to NP. Will destroy Gurnard's character, create a ribbon of development within the Jordan Valley. Will destroy an important view of the Jordan Valley from Baring Road. Other sites in the Plan would have less landscape impact.
- Policies map is misleading as it does not reflect outstanding permissions
- Development of the old farm buildings off Baring Road in the middle of the gap will destroy the landscape gap.
- Impact on wildlife and fields in agricultural use

HA022 Cowes

Comments 1 Objections 5

- Site should be extended as this a sustainable location
- Object to loss of green fields, the views of the Medina Valley and agricultural land. Impact on property values, foxes and badgers. Urban sprawl will affect tourism
- Unsuitable site as there is a lack of amenities and services, no mains drainage and it is close to industry and the cemetery. Septic tanks from neighbouring properties drain onto the site
- Damaging to the landscape and environment. Lead to pollution and traffic congestion
- Will be bought by second home owners

HA023 Cowes

No comments

HA024 Northwood

Objections 2

- Isolated development prior to the land to the north.
- Outside the settlement boundary, eroding the rural gap between the two communities
- Unlikely to be viable and increases distance between homes and local facilities
- Would lead to further expansion to the south

HA025 Northwood

Objections 4

- Object to site allocation. Combination of HA025, HA026 and HA027 is unacceptable, destroying the outlook and standard of living for existing residents. Overdevelopment of a greenfield site with a greater number of homes likely due to viability. Outside the settlement boundary.

- Add requirement that HA026 and HA25 cannot be released and developed at the same time and need to be properly phased.
- Impact on TPO woodland.
- Dangerous access point with no pavement. Wyatts Lane would require improvement work including footways from Northwood school to Pallance Road. Concerns on traffic feeding onto the A3020 and access into Wyatts Lane, a walking route to the primary school, with no pavement. improve pedestrian use of the area
- Add foul/surface water disposal must be handled satisfactorily and require 14 units of affordable housing and enhancement and maintenance of the largely undeveloped area.
- Impact on safety and security at Northwood Primary School. Loss of rural setting of school

HA026 Northwood

Objections 3

- Object to allocation. Combination of HA025, HA026 and HA027 is unacceptable, destroying the outlook and standard of living for existing residents. Overdevelopment of a greenfield site with a greater number of homes likely due to viability. Outside the settlement boundary.
- Wyatts Lane would require improvement as it is a walking route to the primary school, with no pavement. Concerns on traffic feeding onto the A3020.
- Add foul/surface water disposal must be handled satisfactorily
- Add requirement that HA026 and HA25 cannot be released and developed at the same time and need to be properly phased. Concern further land may be released later

HA027 Northwood

Objections 4

- Combination of HA025, HA026 and HA027 is an unacceptable volume destroying the outlook and standard of living and amenity for existing residents. No need for houses. Outside the settlement boundary. Likely to increase the number of homes.
- Loss of green fields with impacts on wildlife
- Dangerous access point. Traffic issues on Wyatts Lane and the surrounding area which is not suitable for heavy traffic. Is a walking route to the primary school, with no pavement. Impact on pedestrians and cyclists and access to the allotments located opposite.
- No specific requirements if HA028, the land at Kingswell Dairy and HA027, the land at Luton Farm (east of Wyatts Lane) were to be developed.
- Insufficient infrastructure / GPs / dentists / sewerage/drainage can't cope. Flooding on Wyatts Lane.
- Visual impact on character of the village

HA028 Northwood

Supports 1 Objections 3

- Support allocation. It complies with policy, is deliverable, adjacent to the settlement boundary, can provide safe access from Newport Road and will reflect design of existing dwellings, with additional landscaping
- Density is low so the number of homes is likely to increase. Additional homes cannot be absorbed into local community. Concern of the impact on neighbouring property and increases in noise. Pressure for further development to the south.

- Unsustainable location with inadequate doctors' surgeries and school facilities, eroding countryside and leading to coalescence
- Dangerous access point and traffic generation issues.
- No specific requirements if HA028, the land at Kingswell Dairy and HA027, the land at Luton Farm (east of Wyatts Lane) were to be developed

Northwood

Objections 3

- Support Northwood as a separate settlement, though sites are incorrectly described as Cowes
- Concern if the proposed dwellings are achievable and sustainable and if Northwood can maintain its identity. Should re-use derelict buildings. Outstanding permissions still to be built.
- Disproportionate level of development as increase of 38%. Actual need is for 27 dwellings.
- Likely to increase number of homes due to viability issues.
- Add foul/surface water disposal must be handled satisfactorily
- Traffic issues on Wyatts Lane which is narrow, congested at school times and a haven for wildlife. Significant traffic problems with access onto the A3020
- Pressure on local services, social infrastructure, and a lack of local employment
- Impact on the character of the village and area. Houses too small, no privacy/gardens

All Allocations

Comments 1 Objections 2

- Site allocations must consider potential impacts on heritage assets and their setting, and the need to conserve and enhance those assets. Evidence should include specific studies to understand the significance of affected assets.
- Concern on the number of homes proposed compared to employment allocations
- Dwellings are not affordable, are on deep water prime marine, flats or on the busy main road to Newport
- Will increase pressure on services and facilities and cause gridlock in Cowes

Summary West Wight

HA001 Totland

No comments

HA002 Totland

Comments 1 Support 1

- The site together with HA003, is suitable for affordable rented housing for local people and could be managed and developed by Totland PC

HA003 Totland

Comments 1 Support 1 Objections 3

- Site together with HA002 is suitable for affordable rented housing for local people and could be managed and developed by Totland PC

- Site was left to the community for open space and is an undeveloped greenfield site
- Housing will be holiday homes and second home owners and not benefit the island economy
- Development would reduce parking for residents and has no direct access with the current road owned and maintained by residents
- Lack of facilities and services. Local school is closing due to declining numbers
- Site provides a wildlife habitat and contains flora and fauna specific to the area

HA004 Freshwater

Objections 12

- Better healthcare facilities and environmental protection are the priority not housing
- Not enough infrastructure to support the housing – doctors, hospital, police, social facilities, schools closing, lack of jobs, most shops are empty. Unsustainable
- Housing is needed for local people not those from the mainland. The number is excessive and the number in Freshwater should be reduced. There are plenty of properties already for sale. Should be restricted to infill, redevelopment. Empty and second homes should be addressed. There is a need for affordable/elderly/key worker housing
- The roads are not suitable for increased volumes of traffic and large vehicles and are dangerous. Access is difficult due to parked cars.
- Development does not equate to protecting and enhancing the natural landscape. Risks spoiling the special nature of west Wight and affecting tourism. Will ruin views and there is a need to protect its character and appearance
- Will destroy the character of Freshwater. Loss of green fields leads to suburbanisation
- Impact on agriculture, wildlife and habitats
- Issues with surface water drainage

HA 005 Freshwater

Comments 1 Objections 26

- Site was rejected on appeal, is contrary to council policies and nothing has changed
- Lack of infrastructure including doctors, social infrastructure, jobs, nurses and dentists. The school is closing
- Too high a density leading to urbanisation of the village. Should protect open space integral to the village character
- Houses not needed or affordable by local people. Unsuitable site for affordable housing. The number is excessive. The number in Freshwater should be reduced. There are plenty of properties already for sale. Do not need more second homes.
- Loss of green fields and spaces and rural amenity. Should build on brownfield sites first. Use empty properties and second homes.
- Farmland is needed for agriculture. Impact on wildlife, views and the natural environment
- Road is inadequate, has too much traffic already and would require massive investment. Parked cars already lead to congestion. Issue of site access. Likely to be non-viable
- Importance of tourism but the island will be covered in concrete and houses
- The site and the road are subject to flooding. Will lead to surface water runoff
- Adjacent to AONB and in a settlement gap

HA006 Freshwater

Support 2 Objections 7

- Lack of infrastructure including doctors, social infrastructure, jobs, nurses and dentists. The school is closing
- Will lead to extra traffic. There is a need to improve parking
- Need affordable/elderly/key worker housing. Use part of the site and reduce the number of houses. Use empty and second homes. Use brownfield sites
- Will change the character of the village and spoil the special nature of west Wight. Reduces quality of life
- Major concern as an important well used camping site and use for housing contradicts the aim of the IOW being a leading visitor destination. Provides tourist revenue for public houses, shops, and attractions. Provides jobs
- Number of houses proposed in Freshwater is disproportionate given the semi isolated location

HA007 Freshwater

Comments 2 Objections 4

- Lack of infrastructure including doctors, social infrastructure, jobs.
- The number of houses is too high and the number in Freshwater should be reduced. Unclear where the houses will be located on the site. Need for affordable/elderly/key worker housing. There are plenty of empty properties and second homes. Do not need more second homes. Use brownfield sites.
- Significant access issues. The road is too narrow, without a pavement and in poor state of repair for more traffic. Need to improve parking. Will add car journeys for travel to school.
- Impact of construction traffic
- Borders AONB and impact on Freshwater Way. Will change the character of the village and reduce quality of life
- Will destroy the rural character especially the ancient footpath at Long Halfs and the conservation area at Church Place. Buffers needed
- Higher density nearer the village centre to protect open space
- The site is needed for agriculture
- The site has significant surface water drainage issues

HA008 Freshwater

Objections 12

- Lack of infrastructure including medical and dental practices, police, education, social infrastructure, jobs, digital infrastructure. Increased demand for water, electricity, gas and waste disposal. Generates little employment
- The number of houses is too high and the number in Freshwater is disproportionate, beyond the reach of local people and will be second homes and for retirees. Need for affordable/elderly/key worker housing/no need for affordable housing as plenty of homes for sale. Use empty properties. Use brownfield sites.
- Significant access issues. Impact on congested local roads. The road is too narrow, without a pavement and is in a poor state of repair. Need to improve parking. Poor public transport. New road likely to be unviable. Impact on Freshwater Way and Robert Hooke trail.

- Impact of construction traffic on the SSSI
- Increased pollution and increased drainage onto SSSI area and The Causeway
- Issues relating to Conservation Area, listed building and potential for archaeological finds. Adjoins Church Place Conservation Area. Potential for Church Field to be part of a medieval settlement and this should be investigated before construction
- Will change the character of the village. Should protect open spaces integral to village character
- Site is in an AONB and abuts the SSSI. Will damage the SSSI and destroy the peace and natural beauty of the AONB. More weight needed to protect the AONB and to conserve wildlife and cultural heritage.
- Reasonable site
- Adverse impact on tourism
- The land is farmed organically and has been preserved in its natural state for 40 years. It therefore has extraordinary biodiversity. Forms part of the Conservation Area

HA009 Freshwater

Support 1 Objections 20

- Lack of schools, hospitals, medical centres, sports centres, walking and cycling areas lack of technical and social infrastructure, lack of jobs. No local shop. Overhead electricity and telephone network. Unsustainable location.
- The number of houses is disproportionate. Need for affordable/elderly/key worker housing. Use empty properties. There is no demand for new houses and second homes. Use brownfield
- Manor Road is an unadopted, dirt track without street lighting & is maintained by residents. It is inadequate for more traffic and unsuitable for construction traffic. The exits from Manor Road to Middle Road/Newport Road/Afton Road are dangerous and subject to accidents
- Will spoil the countryside setting, tranquillity and character of the village and quality of life.
- Adverse impact on wildlife and habitats and SSSI. Impact on rare bird nesting and feeding site adjacent. Will require removal of hedging and mature trees detracting from the natural beauty of the AONB
- Increased pollution
- Need for arable land
- Site is appropriate within a village setting

HA010 Wellow

Comments 2 Support 2 Objections 6

- Support proposal
- Site offers opportunity to contribute to a more comprehensive scheme
- Object
- Insufficient infrastructure, no mains gas or sewer and limited broadband. Limited schools, doctors, dentists and hospital facilities. No local shop. Need to ensure foul/surface water disposal is satisfactory. High pressure sewage main runs across the site.
- Wellow will increase its size by nearly 33% and its population by 50%, changing its nature
- Problematic access. No pavement to access the bus stops making it dangerous for pedestrians. New residents would rely on car travel.
- Increased surface water run-off from the site affecting the main road

- The number of houses in Shalfleet parish is disproportionate. Should look at empty homes and restrict second homes. Density may not be viable
- Welcome affordable housing for young people. Should provide solely affordable housing.
- Development will damage the integrity, heritage and character of this hamlet. Would destroy Coopers Lane and Ford which are part of the village heritage
- Wellow is adjacent to the area of dark skies and the AONB

HA011 Wellow

Comments 1 Support 2 Objections 2

- Insufficient infrastructure, no mains gas or sewer and limited broadband. Limited schools, doctors, dentists and hospital facilities. No local shop. Need to ensure foul/surface water disposal is satisfactory. High pressure sewage main runs across the site.
- Wellow will increase its size by 33% and its population by 50%, changing its nature
- Problematic access. No pavement to access the bus stops making it dangerous for pedestrians. New residents would be reliant on car travel.
- Increased surface water run-off from the site affecting the main road.
- The number of houses in Shalfleet parish is disproportionate. Should look at empty homes and restrict second homes. Density may be unviable. Scope to increase the site
- Welcome affordable housing for young people. Should provide solely affordable housing on either HA10 or HA11. Should explore rural exception site for local people
- Development will damage the integrity, heritage and character of this hamlet. Visually intrusive. Would destroy Coopers Lane and Ford which are part of the village heritage
- Wellow is adjacent to the area of dark skies and the AONB
- Recommend avoidance of Flood Zones 2 and 3 present day and future extents should be a development requirement in Appendix 2 along with modelling to inform the masterplan
- The proposed buffer zone should be 8m or more

HA012 Wellow

Comments 2 Support 2 Objections 6

- Insufficient infrastructure, no mains gas or sewer and limited broadband. Limited schools, doctors, dentists and hospital facilities. Need for foul/surface water disposal
- Wellow will increase its population by 50%
- The number of houses in Shalfleet parish is disproportionate. Is a brownfield site so more acceptable. Site may be unviable. Sets a precedent for further development
- Welcome affordable housing for young people.
- Avoidance of Flood Zones 2 and 3 should be a development requirement and include impact on climate change on present day flood extents. Further information is needed on if safe access from Main Road can be delivered
- Add a buffer zone policy as the Main River adjoins the site and any crossing needs to be informed by the FRIS to ensure no increase in flood risk

HA013 Thorley

Objections 8

- Insufficient infrastructure, no mains gas or sewer. No footpath, shop, post office, pub, village hall, medical facilities, hall, social infrastructure, play area or green space. New residents would rely on car travel. Need to ensure foul/surface water disposal is satisfactory.
- Other more suitable sites in the village with less impact on existing properties. Brownfield sites should be developed first. Would extend ribbon development. Village development should bulk up not be on the edge.
- Unsuitable narrow, access to the Main Road, with no footpath. Inadequate street lighting. Access should be taken from the current access off Newport Road
- The watercourse is to the east not west, of the proposed site boundary. Natural springs appear adjacent to the main field drain, east of the site, causing local flooding to the road and housing.
- Lacks affordable housing which is what is needed.
- The amount of housing units in Shalfleet parish is disproportionate. Site may be unviable.
- Need to protect countryside heritage and the few rural villages left

HA014 Shalfleet

Comments 1

- Limited schools, doctors, dentists and hospital facilities. Need to ensure foul/surface water disposal is satisfactory
- The amount of housing units in Shalfleet parish is disproportionate. Site may be unviable.
- Potential to extend eastwards which is opposed

HA015 Calbourne

Comments 2 Objections 5

- Either HA015 or HA016 should provide solely affordable housing. Need can be met by buying existing homes. Will attract second home owners
- Insufficient services and infrastructure. No mains gas or sewer.
- Elm Lane is narrow with on street parking and is unsafe with poor visibility and is dangerous for pedestrians
- The site should be deleted. It is outside the village and will change its character. Should protect the open countryside and not allow ribbon development. There are better plots within the village

HA016 Calbourne

Comments 3 Objections 5

- Insufficient infrastructure and services. No mains gas or sewer.
- Elm Lane is narrow, dangerous to walk along and there is on street parking. Development would compromise highway safety. Dangerous access to Merlin Farm
- Self-sufficient housing site for off-site affordable housing or contribution to mixed tenure.
- No evidence of need for development in Calbourne parish council area that cannot be met by buying homes. Will attract second home owners
- Ribbon development, with visual impact for relatively low gain. Changes village character
- Open countryside principal is being abandoned in favour of allocating land in rural areas. The site is not in the village and there are better plots in the village not considered. Delete sites listed in appendices

HA017 Brighstone**Objections 1**

- Object to development of a greenfield site in the AONB, close to historic site
- Will spoil the countryside as it can be seen from many vantage points
- Will increase surface water drainage issues and flooding in Moor Lane
- Moor Lane is single track, dangerous and cannot be widened. Construction vehicles will cause disturbance and danger

HA010/011/012 Wellow**Support 1 Objections 29**

- Support limited affordable housing in the village for island residents
- Some development may be beneficial but not a large sudden increase.
- Insufficient infrastructure, no mains gas or sewerage, inadequate electricity, phone, street lighting and poor broadband. No footpath, shop, medical facilities, jobs, social or facilities for young people. Need satisfactory foul/surface water disposal. Impact on Shalfleet School.
- Unsuitable access. Village has narrow roads, with no pavement which often flood. Watercourses cross two of the sites above Main Road. More traffic increases risks to cyclists who use the route. More traffic and pollution threaten enjoyment and safety to visitors on the Hampstead Trail.
- Number of houses is out of proportion and changes the nature of the village. Isolated, outside the settlement boundary and will result in unsustainable development reliant on cars. Should be shared around with other parts of the island. Housing will be bought by retirees not young Islanders. Should use second and empty homes. Question viability.
- Will spoil the natural beauty of the area, impact on the AONB, decreasing attractiveness for visitors. Should safeguard uniqueness, dark skies, peace and views. Protect the countryside.
- No green field development
- Should grow businesses and tourism before building houses that are not affordable or needed.

HA010/011/012/013/014 Wellow, Thornley, Shalfleet**Objections 2**

- Narrow unsafe roads with drainage issues, unsuitable for more cars. No footpaths through the village and on street parking.
- Insufficient infrastructure and services. No mains gas or sewer. No village amenities. Overloaded schools and hospital
- Adverse impact on tourism countryside and wildlife
- Other more suitable areas for development. Leading to urban sprawl.

Thornley**Objections 2**

- Adverse impact on wildlife habitats for birds, barn owls, badgers, birds of prey, red squirrels, hares and rare butterflies.
- Insufficient infrastructure, no mains gas or sewerage, inadequate electricity, phone and poor broadband. No footpath, pressure on medical facilities, no jobs or facilities.
- Impact on the character of the community and village which is unique

Freshwater and Totland

Objections 6

- Should consider in context with other sites and the impact this will have on character, amenities and facilities and the need for phasing up to 2035.
- Figures exclude already designated sites in Totland and should include units under construction. Windfall could add to the number of units.
- Density figures may be underestimated.
- 451 units is disproportionate, given semi-isolated location from the main settlements and is unsustainable in terms of transport, healthcare, education and employment. Population could increase by 1,083 people (14%) with impacts on local infrastructure and facilities. Existing empty houses on the island
- HA001 (6 units) has already been approved. HA002 and HA003 should be developed as affordable rented property or part ownership for local people. HA002 also offers the opportunity to develop small business units. Both these sites could be managed and developed by Totland PC
- Impact on badger setts - concern over destroying existing complex systems for a small plastic artificial sett.
- Impact on sunken ancient rural lanes, with loss of ancient banks, hedges and trees.
- Who will adopt/maintain the new internal roads?

All allocations

Comments 3

- Site allocations for housing must consider the potential impacts on heritage assets and their setting, and the need to conserve and enhance those assets. Evidence should include specific studies to understand the significance of affected assets.
- Impact on services, roads and jobs from 500 dwellings.
- Unclear where the demand is coming from for a 25% increase in population.
- Impact on tourism, wildlife habitats, the rural environment and Dark skies status. Loss of fields for agriculture. Need to retain balance between need and natural beauty
- Retain greenfield sites and reuse empty and unused buildings
- Starter housing for young islanders must relate to available infrastructure

Council Response

The policies and text on housing numbers will be reviewed and updated. The public consultation response raised some clear concerns regarding the amount of new housing proposed, the locations proposed, who they were for and whether they would be affordable. With direction from Members and legal input, Officers have been investigating whether a position, based on evidence, could be established that supported a housing number lower than that calculated using the standard method.

APPENDIX 2

Number of comments	86				
Object	29	Support	5	General Comment	52

Key issues

West Wight

- A variety of concerns were raised on different sites. Issues mainly related to provision of sewerage infrastructure before occupation; dangerous access; lack of affordable housing for local people; development should be located on brownfield sites; the impact of development on the island's beauty, green fields, community life and tourist industry; and limited facilities and services

Newport

- Site issues raised mainly related to provision of sewerage infrastructure before occupation; and the need to take account of historic landscape characterisation, ancient woodland and heritage assets. There are a limited range of doctors and dentists.

West Medina

- Reinforcement of the local sewerage network is identified as an issue. Others relate to the need to take account of ancient woodland, the setting of designated heritage assets, contribution of the site of its setting to the significance of Rock Roman Villa; no account is taken of Gurnard Neighbourhood Plan; the impact on the Jordan Valley; a focus is needed on low cost housing; impact on non designated heritage assets; the requirement for landscape buffers to safeguard the setting of Golden Hill SAM and the contribution of its setting to significance of the Fort. A new road is required from Gasworks Lane south from Bridge Road.

East Medina

- Concern was raised around the reinforcements needed to the local sewerage network; the lack of reference to the ancient woodland; and questions are raised over including public highway inside the site boundary and other site boundary issues.

Ryde

- Issues arising include reinforcements needed to the local sewerage network; a better definition needed of the access, improvements to Rights of Way and biodiversity enhancement; the need to take account of ancient woodland, designated heritage assets; and the need to undertake Heritage Impact Assessment.

The Bay

- The issues raised relate to the need to take account of ancient woodland; the setting of designated heritage assets; the need for proposals to be informed by historic landscape characterisation; concern on the impact on beach access and danger of putting car parking close to a cliff; the impact on non designated heritage assets; the need to take account of ancient woodland, wildlife and habitat issues; and proposed developments are too large and are only housing with no other facilities. Should use brownfield sites.

APPENDIX 3

- Housing delivered will not meet island needs
- Note that archaeological assessments are only required for 3 allocated sites
- Sites should be reviewed as to if they affect playing fields or sports facilities. Where no suitable replacement is made available Sport England would object
- Add a policy on open countryside in rural areas

Council Response

The policies and text on housing numbers will be reviewed and updated. The public consultation response raised some clear concerns regarding the amount of new housing proposed, the locations proposed, who they were for and whether they would be affordable. With direction from Members and legal input, Officers have been investigating whether a position, based on evidence, could be established that supported a housing number lower than that calculated using the standard method.

Following the Council's reassessment of overall housing requirements, the need for all site allocations will be reassessed.