



Purpose: For Decision

## Planning Committee Report

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| Report of               | STRATEGIC MANAGER FOR PLANNING & INFRASTRUCTURE DELIVERY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Date                    | 25 APRIL 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Application Reference   | 20/01061/FUL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Application type        | Full                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Application Description | Demolition of agricultural buildings and the garage to No 125 Marlborough Road; Proposed development consisting of 473 new dwellings (single and two storey dwellings (inclusive of 35% affordable housing) and inclusive of the conversion of the Coach House into pair of semi-detached dwellings; (leading to a net gain of 472 dwellings), single storey café and two storey doctors surgery and B1 office space with associated site infrastructure (inclusive of roads, parking, photovoltaic pergolas, garages, bin and bikes stores, below ground foul waste pump, electric substations, surface water detention basins and swales, landscape and ecological mitigations and net biodiversity enhancements); Proposed vehicular accesses off Bullen Road and Appley Road; Proposed public open spaces, Suitable Alternative Natural Greenspace and Allotments; Proposed three public rights of way; Proposed access, parking and turning for No 125 Marlborough Road and associated highways improvements |
| Site address            | Land south of Appley Road, north of Bullen Road and east of Hope Road (West Acre Park), Ryde, Isle of Wight                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Parish                  | Ryde                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Ward Councillor         | Cllr Michael Lilley                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Applicant               | Westridge Village (IOW) Ltd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Planning Officer        | Sarah Wilkinson                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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| Background information | The planning application was previously referred to the Planning Committee for consideration on 27 <sup>th</sup> July 2021. The original report for this meeting is included as Appendix A to this report. The relevant update paper from that meeting is included as Appendix B. The minutes from this meeting are provided as Appendix C. |
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The application was further presented at the planning committee on the 21<sup>st</sup> March 2023, following additional comments from Natural England, for Councillors to consider amendments to the heads of terms for the legal agreement in respect of whether the additional curlew mitigation land and habitat and enhancement mitigation strategy were acceptable. The report for this meeting is provided as Appendix D. The update paper from this meeting being provided in Appendix E. The draft minutes for this meeting are provided as Appendix F.

At the meeting on the 21<sup>st</sup> March 2023 the item was deferred in light of the advice given and discussion taken place at the meeting.

In order to ensure that the previous committee reports are all provided to Councillors they form Appendices A to F of this document.

#### Additional representations

Since the previous report (dated 21 March 2023) for this site was published two additional letters have been received regarding the provision of a GP surgery within the proposed development. Both of these comments have been made publicly available online.

The comment from the Senior Commissioning Manger for Primary Care Estates and Digital (NHS Hampshire) states that there is a “dire need for additional space” and they therefore support the proposal which includes a GP surgery.

The comment from an Independent Primary Care Consultant, working on behalf of local GPs in the Ryde area, confirmed that the Hampshire and Isle of Wight Integrated Care Board (ICB) have funding and the key medical team in place to deliver the facility proposed within the West Acre Park application site, which would provide the required land.

The comment also states that:

“The new surgery will meet the provision of today’s NHS and the GPs will be able to provide a wider range of services to the benefit of patients. This will include improved access to GPs, co-ordinating care closer to home and integrating community teams plus integrated ‘out of hospital’ care eg nursing, physiotherapy and hosted services. In addition, older people focussed services will be provided eg falls clinics with enhanced disabled access and the hosting of diagnostic services.

The new surgery is located in the first phase of the new West Acre Park development and the GP’s and Captiva Homes are - subject to planning permission being granted – ready to proceed with its delivery.

This is badly needed and I would urge the council to approve the plans for West Acre Park”

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| Recommendation | Conditional approval of the application, subject to the conditions contained within the original report (Appendix A page 104 - 114) and amended heads of terms to the Section 106 Agreement (as set out in paragraph 8.1 of the original report, Appendix A page 103) to include adherence to the mitigation plan and the habitat enhancement mitigation strategy. |
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