

UPDATE FOLLOWING THE PUBLICATION OF A REPORT TO THE PLANNING COMMITTEE – TUESDAY, 25 April 2023

1. 20/01061/FUL 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 at Land south of Appley Road, north of Bullen Road and east of Hope Road (West Acre Park), Ryde, Isle of Wight

Nature of update

A further letter of representation has been received since the report was published objecting to the application. The comments contained in which can be summarised as follows:

- Protect Westridge Farm from further development and reinstate the dairy farm or make it a community education farm or protect the area as an AONB.
- There should be a joint venture by forming a coalition between Captiva Homes and the developers for Pennyfeathers to produce an outstanding development.
- Concentrate development in Sandown to provide affordable housing.
- There is no housing shortage.
- Impact of traffic.

Officer conclusion

Officers consider that these matters have been covered by the already published reports, as much as they are considered to be material to the decision.

No change to recommendation

Nature of update

Officers wish to provide clarification on a sentence included within Appendix D. This states paragraph 1.2 (page 131) that “During this time Natural England contracted the LPA to advise that part of the site lies upon a site designated as functionally linked land as part of the Solent Waders Brent Geese Strategy (site IOW 46).” Although this is an accurate representation of the comments received the ‘Solent Waders and Brent Goose Strategy Guidance on Mitigation and Off-setting Requirements’ itself states the following:

“The Solent Waders and Brent Goose Strategy (SWBGS) aims to protect the network of non-designated terrestrial wader and brent goose sites that support the Solent Special Protection Areas (SPA) from land take and recreational pressure associated with new development. The preferred approach is for development to be located outside the network of sites. However, this document outlines the mitigation and off-setting requirements to inform assessments of plans and projects made under the Habitats Regulations and to protect the network should sites come forward for development....

The level of mitigation and off-setting required is dependent on the importance of the site within the ecological network and how these non-designated sites support the wider designated Solent SPA network.”

Officer conclusion

As a matter of clarification officers considered it would be helpful to clarify that the existing habitat land is considered to be a non-designated site identified as used to support curlews, that supports the Solent Special Protection Area (SPA). It is not itself a designated site.

No change to recommendation.

Ollie Boulter – Strategic Manager for Planning and Infrastructure Delivery
Sarah Wilkinson – Planning Team Leader
Russell Chick – Planning Team Leader

25th April 2023