

Cabinet – Thursday 15 July 2021

Written question from Cllr Hendry to the Leader, Isle of Wight Council

Paragraph 18 of the report to Cabinet on the Draft Island Planning Strategy states that “the policies proposed seek to minimise planned development on greenfield sites”, before going on to state that “where greenfield sites are proposed, nearly 75% of the homes are already in the planning process (either with a permission, permission is currently being sought or proposals have been submitted through the LPA’s pre-application advice service)”.

It is unfortunate if the existence of a live planning application (19/00804/OUT) in relation to the Crossways site in East Cowes may have been used to justify keeping this greenfield site in the list of proposed allocations (HA046 – proposed to be allocated for 125 units), whereas greenfield sites elsewhere on the Island have been deleted from the proposed allocations.

In December 2019, the Planning Committee unanimously voted to defer consideration of this application until they were provided with more information, including the number of houses that would be built on the site. However, this information was not subsequently provided, and the application has remained in limbo ever since.

However, the applicant – iWight Developments – is now effectively defunct, as it was operating under the auspices of the then partnership between the Isle of Wight Council and Public Sector Partnership, which was set up in 2015 (under the then independent administration), before the then Conservative administration decided to end it in 2020.

I mention the above as I am concerned that the planning application for Crossways – which has never formally been withdrawn or determined – may have been used to justify the continued inclusion of the Crossways site in the as an allocation within the Draft Island Planning Strategy. As the planning portal shows, nothing has happened in relation to this application since December 2019, and therefore it cannot be treated as a live planning application in any meaningful sense. The applicant no longer exists, and the Isle of Wight Council (as part of that former partnership) should now take steps to withdraw this defunct application.

I would therefore like to ask the relevant Cabinet Members the following:

1. Will they commit to withdrawing the current planning application (19/00804/OUT) for Crossways, and if not, why not?
2. If yes to the above, will they reconsider the proposed allocation of site HA046, and treat it the same as other greenfield sites on the Island (for which there are not live planning applications) and remove it from the Draft Island Planning Strategy?

Response

Answer for Question 1

This is not a question that the Local Planning Authority can provide a response for – the council as landowner /applicant will need to.

Answer for Question 2

The existence of a planning application is not the sole reason that a site has been proposed for allocation. Land ownership (in this case public sector), location (in this case inside a settlement boundary in a sustainable position) and also availability (which this site is), are also factors that are considered when deciding which sites to propose for allocation. The Draft IPS is a draft document and subject to change – the purpose of the consultation is for stakeholders and members of the public to

comment on the sites etc, and these responses will then be used to help inform the next version of the plan and we look forward to receiving comments on any of the sites put forward for allocation.