



# Committee report

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| Committee | <b>CORPORATE SCRUTINY COMMITTEE</b>                                                             |
| Date      | <b>6 SEPTEMBER 2022</b>                                                                         |
| Title     | <b>RECOMMENDATIONS FROM THE INFORMAL MEETING<br/>RELATING TO THE DRAFT ISLAND PLAN STRATEGY</b> |
| Report of | <b>CHAIRMAN OF THE CORPORATE SCRUTINY COMMITTEE</b>                                             |

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## SUMMARY

1. To formally consider the outcome and recommendations arising from the informal meeting of the Committee held on 10 August 2022.

## BACKGROUND

2. At the last meeting on 12 July 2022, it was agreed “THAT the committee would meet in August to review the draft Island Planning Strategy and would formalise its comments at its next meeting on 6 September 2022; ahead of its adoption by Cabinet on 8 September 2022 and the Full Council on 21 September 2022.”
3. The informal meeting took place on 10 August 2022. This was attended by Cllrs Quigley (Chairman), Adams, Lever, Lilley, Medland, Quirk, Robertson, Spink and Palin (IWALC)
4. The committee discussed written comments submitted by Councillors Drew, Quirk, Spink and Robertson. It was highlighted that whilst the report and recommendations of the Task and Finish Group were supported by the Committee at its meeting on 15 December 2021 these were not all incorporated in the draft Plan. The Committee is also concerned as to the delay in progressing the finalisation of the draft plan which has enabled the “tilted balance” situation to continue.
5. Rather than repeating the recommendations of the Task and Finish Group, the Committee believed that it was more beneficial to modify a number of the recommendations to assist in progressing the passage of the draft plan through Cabinet and full Council later this month.
6. The overall view was the draft Island Plan Strategy should be greener, more aspirational, and more suited to the specific needs of the Island and its residents. The proposed recommendations that were discussed in detail were as follows.
7. **Recommendation 1: Sustainable Development on Brownfield, in areas where it is most needed by Islanders.**
  - 7.1 The option of priority being given to allocating additional homes for the two key priority brownfield sites as defined in the 2021 draft, namely Camp Hill and

Newport Harbour, and by creating a new third key priority site – Newport Riverside was discussed. It was noted that the additional land is currently in public ownership of several organisations including the Isle of Wight Council and Hampshire Constabulary.

- 7.2 There would be a need however to ascertain the expected yield of housing units if the Newport Riverside site was to be included as a proposed allocation. A quick exercise could possibly be achieved within 3 to 4 months, however it could take longer to fully ascertain the potential of the land and most appropriate route to delivery.
- 7.3 The recommended changes to the Draft IPS arising from the discussion on this matter are set out in Annex1 to this report as track changed versions of Policy KPS2 and Section 10.
- 7.4 A separate recommendation is that Cabinet are requested to immediately commence the scoping and commissioning of feasibility and technical work to understand the potential of the mixed-use development site on public sector land in Newport Town Centre.

## 8. **Recommendations 2a & 2b: Protecting the Environment unless Development on Greenfield is “Absolutely Necessary” (as stated in the Council’s Corporate Plan)**

- 8.1 **Recommendation 2a:** The 2012 Plan protected rural areas unless development was necessary to satisfy a ‘local need’ (Core Strategy SP1). Councillors believed that the DIPS was likely to give less protection for greenfield by supporting development without evidence of a local need. This is considered by councillors to be contrary to national policy (i.e. S.78 NPPF) and the Council’s Corporate Plan.
- 8.2 It was felt that the draft should contain clear unambiguous provisions that prevent development outside of settlement boundaries unless there is clear evidence of a local community need that has been identified. This will benefit the environment, biodiversity, and the Island’s tourist economy and accords with the general wishes expressed by many Islanders during the consultation.
- 8.3 The recommended changes to the Draft IPS arising from this discussion (Recommendation 2a) are set out in Annex 1 to this report as track changed versions of policies G2, H4, H7 and H10 and the IPS Glossary.
- 8.4 **Recommendation 2b:** Councillors were aware that the DIPS proposes just over 300 dwellings to be built on greenfield sites by extending the current settlement boundaries of Bembridge and Freshwater. They believed that there is no evidence of a local need for this housing and the ‘affordable’ housing will not be affordable by locals in need (i.e. 20% reduction of market value). The settlement boundaries of these villages should not be extended to enable this unnecessary development to the detriment of the environment. The housing proposed for these villages would be subsumed by the proposals set out in 1 above.
- 8.5 There was discussion on the options of removing one site in Freshwater and one in Bembridge which were not currently subject to any planning application and the removal of all four sites, which was the preferred option for the committee

members. Reference was made to consideration having to be given to replacing the units lost on these sites with units on other sites. It was believed that an increase to the number at Camp Hill, together with the recently approved Puckpool Hill application and looking at delivery trajectories on other large sites with planning permission towards the end of the plan period could overcome this issue.

- 8.6 The recommended changes to the Draft IPS arising from the discussion on this matter (Recommendation 2b) are set out in Annex 1 to this report as track changed versions of policy H1, Appendix 1 and Appendix 2.

## 9. **Recommendation 3: Second/Holiday Homes**

- 9.1 Reference was made to the fact that many residents were against new homes being purchased as second or holiday homes. The Best Practice examples from the peer challenge team include conditions to 'ensure' that this does not occur although the position in the Isles of Scilly were different to here..
- 9.2 An outline was given of what was currently included and the important role that Neighbourhood Plans, by town and parish councils, could play in restricting the use of new builds as second homes. Place plans and position statements were also important tools in planning policies at a local community level.
- 9.3 With regard to holiday homes the Government was undertaking a review of short-term holiday rentals and the impact that this was having on popular tourist areas. This might influence future national guidance.
- 9.4 The recommended change to the Draft IPS arising from the discussion on this matter is set out in Annex 1 to this report as a track changed version of policy C15.

## 10. **Recommendation 4: Environment and Commitment to Carbon Net Zero**

- 10.1 There was discussion on the core message and objectives of the 'Mission Zero Strategy' which should not be confused with the Biosphere Reserve Status. It was noted that there would be increased emphasis on the Council's Climate Change strategy which referenced the Biosphere status.
- 10.2 Corporate Scrutiny Committee are content that strategic policy BIO1 in Section 3 (as drafted in April 2022 version) has already been renamed to CC1 Climate Change (in July 2022 version) and also reworded to reflect the Corporate Plan and Climate & Environment Strategy Net Zero ambitions and targets which would support and help maintain Biosphere designation. Policy CC1 is reproduced in Annex 1 to this report for clarity. The Net Zero standard policy for all new residential development is already in the Draft IPS (Policy C11).

## 11. **Recommendation 5: Freeport Strategy**

- 11.1 Being part of a Freeport should attract considerable investment, and analysis suggested Freeport status could draw an estimated £1 billion of extra investment into the Solent area. It is suggested that the Freeport will create over 16,000 new jobs in the Solent area and we should seek to ensure that a fair proportion of those jobs are on the Island. There was discussion on greater reference being

made to the Freeport and whether there should be a new dedicated Freeport policy. The employment land allocation in the 2021 draft at Kingston Marine Park was a good example of an area that could benefit.

11.2 The Island was not within the areas of principal activity allocated within the Freeport status. It has been confirmed there are no Freeport tax or customs sites on the Isle of Wight where permissive planning tools such as a Local Development Order might be of assistance. Also there was insufficient detail available as to the actual impact that the status would have for the island. Reference was already included within the draft plan within the economic development section.

11.3 Corporate Scrutiny Committee are content that stand alone Policy E12 Solent Freeport has already been added with as much detail as is known about the Freeport and the potential benefits for the island, providing in principle support for development that facilitates investment/innovation linked to the Solent Freeport. Policy E12 is reproduced in Annex 1 to this report for clarity.

## 12. Risks

12.1 Councillors were of the opinion that there should be a comprehensive overview of the risks attached to the process for finalising the draft Island Plan Strategy taking into account the various options for inclusion, deletion and amendment available and these risks should form part of the reports to Cabinet and Full Council.

13. The draft report and associated recommendations were circulated to all councillors on the committee for final comment before publication. Councillors Lilley and Adams raised some local issues as the result of the informal meeting which were being addressed separately by planning officers.

## RECOMMENDATION

The Committee approves the proposed recommendations arising from the informal meeting and pass these onto Cabinet for consideration and adoption within the draft plan for final debate by full Council.

## APPENDICES ATTACHED

14. Annex 1 - Showing the proposed amendments within the draft Plan.

## BACKGROUND PAPERS

15. Agenda and minutes of Corporate Scrutiny Committee held on 15 December 2021 and 12 July 2022  
<https://iow.moderngov.co.uk/ieListMeetings.aspx?CId=171&Year=0>

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CHAIRMAN OF THE CORPORATE SCRUTINY COMMITTEE

**Corporate Scrutiny Committee**

**6<sup>th</sup> September 2022**

**Draft Island Planning Strategy**

**ANNEX 1**

**Recommendation 1**

### KPS2 Key Priority Site 2: HA44 Newport Harbour

Previously developed land at Newport Harbour as shown on the policies map is allocated to deliver a sustainable high-quality mixed-use development, resilient to climate change and responding positively to the harbour's character. The development shall provide delivery of:

- a) at least 250 homes providing a minimum of 35% affordable housing and a mix of unit sizes in line with H5 & H8;
- b) serviced employment land for office, general industrial or storage and distribution use including marine uses providing they are compatible and appropriate to the site and its wider context, ensuring that there is also a mix of unit sizes;
- c) flexible retail, financial and professional services, food and drink floorspace (Class E)
- d) community/education use floorspace (Class E);
- e) links and enhancements to nearby open / recreation space;
- f) multi user links to the existing sustainable transport network and wider area;
- g) public transport improvements as required;
- h) public realm improvements including improved access to the waterfront; and
- i) a site wide district heating system or other decentralised energy scheme to which all developments will connect, subject to viability

In order to address sustainable development issues, the site should be developed in accordance with a masterplan prepared by the Isle of Wight Council in conjunction with the local community. The masterplan will ensure that:

- j) the design and layout relate positively to the area and does not have an adverse impact on the amenity of surrounding properties or businesses;
- k) the on-site open space is provided together with management put in place to support its future retention and maintenance.
- l) the proposed development will be safe from flooding for its lifetime taking account of the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall;
- m) good links to the wider footpath and cycle network are provided,
- n) the development will deliver highway improvements necessary for the development to go ahead;
- o) the development is appropriately phased alongside the required infrastructure. It is expected that the site will be comprehensively masterplanned and delivered in phases given the existing uses and occupiers

Archaeological, historic, biodiversity and watercourse assessments must be undertaken to record findings where relevant and to assess relevant impacts and provide mitigation where appropriate.

Proposals should demonstrate that the level of retail and leisure uses within any scheme or phase of the scheme will not have an unacceptable impact on the town centre.

Opportunities should be taken to co-ordinate any community and social provision from the Newport Harbour site with that provided from both KPS1 Camp Hill and land allocated under policy C4 Health Hub at St Marys to ensure that the schemes deliver maximum benefit for local residents.

- 7.31** Land at Newport Harbour is primarily a previously developed site of approximately 2.5 hectares. The land is in public sector ownership and lies within the existing built up area adjacent to the harbour, town centre, community facilities, shops, schools, employment areas and the transport network. Newport Harbour may act as a catalyst and provide an excellent opportunity for the Council to work with other public sector partners (including the police, the fire authority, the CCG and Homes England) to bring forward additional high-quality, sustainable mixed-use development on public sector land within the town centre.

## Island Planning Strategy Section 7: Housing

**7.32** The site allocated lies within the wider area covered by the emerging Newport Harbour Masterplan (IWC, 2022) and will work positively with enhancements being brought forward in the Newport Heritage Action Zone area. It would provide sustainable homes in an accessible location and provide additional footfall to help support existing and new town centre businesses, rejuvenating the town centre, and promoting a more vibrant night-time economy.

**7.33** All development proposals must be accompanied by a site level Flood Risk Assessment demonstrating how it has met all the relevant requirements of both the Level 2 SFRA Detailed Site Summary Tables and the Newport Harbour Masterplan Flood Risk Assessment. The site level FRA will be expected to include:

I. A whole site sequential flood risk approach to locating development within the site and the planning of parcels of development/phases, making development safe by:

- Safe access and egress should be demonstrated during a design flood and to evacuate before an extreme flood, taking climate change into account. Raising of access routes must not impact on floodplain storage capacity;
- Resilience measures will be required if buildings are situated in the flood risk area;
- Mitigation for all relevant sources of flood risk must be considered (for example by raising finished floor levels to an appropriate height above ground level);
- Compensation storage would need to be provided for any land-raising within the 1 in 100 plus appropriate climate change allowance, including to provide a safe access route;
- Flow routes should be preserved if carrying out land-raising (including to provide a safe access route) within flood risk areas;
- SuDS are possible on all sites and a site such as this should be able to implement an exemplar scheme to deliver multiple benefits including water quality, biodiversity, amenity, green infrastructure etc;
- All development should adopt source control SuDS techniques. Conveyance features should be designed above ground and following natural flow paths where possible;
- The design of SUDS schemes must take into account the seasonally high groundwater table. Infiltration techniques may be ineffective and may pose a pollution risk. SuDS may need to be shallow and take up larger areas. Above ground conveyance and attenuation can be used but care must be taken that groundwater does not enter the SuDS feature and reduce the storage capacity and structural integrity of the design;
- The design must ensure that flows resulting from rainfall in excess of a 1 in 100-year event are managed via exceedance routes that minimise the risks to people and property;
- SuDS design must follow Isle of Wight Council guidance, meet the Defra National Non-Statutory Technical Standards, and follow current best design practice (CIRIA Manual 2015).

II. A surface water drainage strategy that addresses:

- Other sources of flooding, particularly surface water flow routes;
- All sources of flooding, particularly the risk of surface water flooding, groundwater flooding, and the interaction between them;
- Climate change should be assessed using recommended climate change allowances at the time of the assessment for the type of development and level of risk;
- Detailed surface water modelling should be undertaken to better understand baseline and post-development surface water risk flowing into the site, on site and downstream;
- A detailed assessment of the risk and location of high groundwater levels and groundwater emergence should be undertaken, including groundwater monitoring during the winter months.

**7.34** The site should accommodate a mix of housing tenures, types and sizes, reflecting the requirements of policy H5 and the mixes of market and affordable housing set out in policy H8. As the site will be delivered over a number of years, it is expected that a phased approach will be taken, and any permissions granted should include sufficient flexibility in phasing plans and legal agreements to allow updated housing need evidence to inform the mix of future phases.

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- 7.35** The site provides an attractive harbour and water side environment, that is well served by transport infrastructure and services. It is an opportunity to create a more positive relationship with the existing development and the adjoining open spaces, including Seaclose Park. A detailed master plan for the site will be agreed by the Council to guide phasing and design. Working with other stakeholders, opportunities may be explored to seek to establish whether additional regeneration could be unlocked to further enhance the county town, including through any improvements to sustainable transport corridors.
- 7.36** A network of on-site public open and recreation space will serve the new development and benefit the wider community. Provision should be made for the long-term management of the open space. The site should make best use of its key asset, being a waterside town centre location. Design should ensure re-engagement with the river and waterside, providing improved water access and more sympathetic treatment of riverbanks to improve biodiversity, flood resilience and visual amenity. Improvements in the public realm will have positive impacts on the local economy and the desirability to both live and work in a place that is one of the most sustainable locations on the island for access to all forms of transport, shops and services and employment opportunities.
- 7.37** Serviced mixed employment land should be included with a focus on smaller units providing flexible accommodation to support growing businesses. Vehicular access and movement should be carefully managed to ensure that improvements to footpath and cycle links within the through the site take priority to enhance the existing sustainable transport network and the surrounding area.
- 7.38** On and off-site provision and contributions to community infrastructure will be sought in line with policy G4 and secured through a section 106 legal agreement.
- ~~**7.39** The Council is aware that Newport Harbour may represent the first phase of a wider regeneration proposal within Newport Town Centre. Working with other stakeholders, including various public sector landowners, opportunities will be explored through feasibility studies and masterplanning to seek to establish whether additional regeneration could be unlocked to further enhance the county town and provide affordable housing, commercial floorspace and sustainable transport improvements.~~
- ~~**7.39**~~
- ~~**7.40** The Council is aware that allocated site KPS2 Newport Harbour may represent the first phase of a wider regeneration opportunity within Newport Town Centre. Working with other stakeholders, including various public sector landowners, the Council will undertake feasibility studies and technical evidence work to establish whether any opportunities can be unlocked to further enhance the county town and deliver on the Council's regeneration aspirations.~~
- 7.41** The Council considers that a range of technical work is needed to fully understand the potential within public sector owned land, including dialogue with private landowners over the potential and future for their land. The Shaping Newport Place Plan Report and the recommendations within it will be a key piece of evidence to help inform any regeneration proposals, this includes a focus on improving public realm and making the town centre a more pleasant place to live and work.
- 7.42** Undertaking this work will help the Council understand whether there is the opportunity to bring forward a high quality, sustainable mixed-use regeneration scheme providing housing to meet local need, new and enhanced commercial floorspace and sustainable transport improvements whilst maintaining a strong civic presence in the town centre.
- 7.43** The outcome of this technical work will help to establish the possible yield (both dwellings and floorspace), potential delivery timescale and identify a mix of development that could be accommodated on multiple sites. It will also be necessary to consider the most appropriate planning policy and delivery mechanism to help bring forward any proposals. Section 10 of the IPS includes reference to using the outcomes of any feasibility studies and technical work to



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determine which elements of the IPS could be reviewed to incorporate these outcomes.

**7.44** Any such scheme would support existing and new local businesses within the town centre through increased footfall and help to achieve the aims of the Newport Heritage Action Zone (HAZ) to restore key buildings and traditional shopfronts, improve public spaces and bring unused parts of buildings back into use as homes, workplaces and community spaces, while protecting the distinctive heritage of the town. A more vibrant night-time economy could also result, benefitting not just the town centre but also potential commercial businesses within the KPS2 Newport Harbour area.

**7.45** In advance of the completion of this work, a number of IPS policies including G2 (Priority Locations for Housing Development and Growth), H9 (New Housing on Previously Developed Land), E7 (Supporting and Improving our Town Centres), C7 (Delivering Locality Hubs), C8 (Facilitating a Blue Light Hub) and EV1 (Conserving and Enhancing our Historic Environment) all provide in principle support for any redevelopment proposals within the Newport Town Centre Regeneration Opportunity Area.'

## Island Planning Strategy: Section 10 Delivery, Monitoring and Review

|                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                  | <p>residential uses per year</p> <ul style="list-style-type: none"> <li>Number of dwellings permitted within, or immediately adjacent each primary settlement, secondary settlement, rural service centres and sustainable rural settlements per year</li> </ul>                                                                                                                                                                                                                                                                   |
| H2 Sites Allocated for Housing                                   | <ul style="list-style-type: none"> <li>Number of applications received relating to sites allocated for residential uses per year</li> <li>Number of applications permitted relating to sites allocated for residential uses per year</li> <li>Number of dwellings permitted on sites allocated for residential uses per year</li> </ul>                                                                                                                                                                                            |
| <u>KPS2 Newport Harbour</u>                                      | <ul style="list-style-type: none"> <li><u>Outcome of feasibility studies and technical work in wider opportunity area of Newport Town Centre to inform any revisions to KPS2 policy content</u></li> </ul>                                                                                                                                                                                                                                                                                                                         |
| H3 Housing Allocations General Requirements                      | <ul style="list-style-type: none"> <li>Number of applications received relating to sites allocated for residential uses per year</li> <li>Number of applications permitted relating to sites allocated for residential uses per year</li> <li>Number of dwellings permitted on sites allocated for residential uses per year</li> </ul>                                                                                                                                                                                            |
| H4 Infill Opportunities outside of Settlement Boundaries         | <ul style="list-style-type: none"> <li>Number of applications received for 'infill' per year</li> <li>Number of applications permitted for 'infill' per year</li> <li>Number of applications refused for 'infill' per year</li> <li>Number of dwellings permitted for 'infill' per year</li> </ul>                                                                                                                                                                                                                                 |
| H5 Delivering Affordable Housing                                 | <ul style="list-style-type: none"> <li>Number of affordable dwellings permitted per year</li> <li>Location of permitted affordable dwellings per year</li> <li>Number of affordable dwellings completed per year</li> <li>Location of completed affordable dwellings per year</li> <li>Number of legal agreements securing developer contributions towards affordable housing per year</li> <li>Amount of funds secured through developer contributions towards affordable housing per year</li> </ul>                             |
| H6 New Homes in the Countryside outside of Settlement Boundaries | <ul style="list-style-type: none"> <li>Number of isolated dwellings in the countryside permitted per year</li> <li>Location of isolated dwellings in the countryside permitted per year</li> <li>Number of isolated dwellings in the countryside completed per year</li> <li>Location of isolated dwellings in the countryside completed per year</li> </ul>                                                                                                                                                                       |
| H7 Rural and First Homes Exceptions Sites                        | <ul style="list-style-type: none"> <li>Number of rural exception sites permitted and completed per year</li> <li>Number of rural exception sites refused per year</li> <li>Location of permitted and completed rural exception sites per year</li> <li>Number and location of First Homes exception sites permitted and completed per year</li> <li>Number of First Homes exception sites refused per year</li> <li>Number of affordable dwellings permitted per year Number of affordable dwellings completed per year</li> </ul> |
| H8 Ensuring the Right Mix of Housing                             | <ul style="list-style-type: none"> <li>Number of 1, 2, 3, 4+ private dwellings permitted per year</li> <li>Location of permitted 1, 2, 3, 4+ private dwellings per year</li> <li>Number of 1, 2, 3, 4+ private dwellings completed per year</li> <li>Location of completed 1, 2, 3, 4+ private dwellings per year</li> <li>Number of 1, 2, 3, 4+ affordable rent dwellings permitted per year</li> <li>Location of permitted 1, 2, 3, 4+ affordable rent dwellings per year</li> </ul>                                             |

**Corporate Scrutiny Committee**

**6<sup>th</sup> September 2022**

**Draft Island Planning Strategy**

**Recommendation 2a**



- 6.9** Where solutions cannot be achieved through negotiation planning applications will be refused. The use of pre application advice is encouraged in the case of large or complex applications, Planning Performance Agreements may be considered.
- 6.10** The council will engage positively with statutory consultees and infrastructure providers to identify ways to support the delivery of sustainable development. To support this process, applications should be accompanied by appropriate supporting information to enable a positive and timely determination. This will be greatly assisted where applicants actively engage in pre-application discussions with the local community, the council and other consultees.
- 6.11** Where there are breaches of planning control, enforcement action will be taken where justified following the guidelines set out in the council's Planning Enforcement Policy Plan.
- 6.12** The policies of the plan, either individually or as a whole, will contribute to achieving sustainable development, and the spatial elements of the approach set out in the above policy are summarised on the Key Environment Diagram in Section 3.

### Priority Locations for Housing Development and Growth

#### G2 Priority Locations for Housing Development and Growth

Strategic

The focus for sustainable housing growth is within the settlement boundaries of the island's Primary and Secondary settlements and the Rural Service Centres:

**Primary Settlements:** Cowes (including Gurnard & Northwood), East Cowes, Newport, The Bay (Sandown, Lake and Shanklin) and Ryde.

**Secondary Settlements:** Bembridge, The West Wight (Freshwater and Totland), Wootton and Ventnor

**Rural Service Centres:** Arreton, Brading, Brighstone, Godshill, Niton, Rookley, St Helens, Wroxall and Yarmouth

Outside the defined settlement boundaries, including at Sustainable Rural Settlements, proposals for housing development will only be supported if they meet a specific local need that has been identified and they accord with either H4 - Infill Opportunities outside Settlement Boundaries, H6 Housing in the Countryside, H7 Rural & First Home Exception Sites or H9 New Housing on Previously Developed Land.

~~Housing development at Sustainable Rural Settlements will be carefully managed and will only take place where it represents infill development (policy H4) or addresses local community need through either Exception Sites (policy H7) or on previously developed land (H9):~~

**Sustainable Rural Settlements:** Calbourne, Chale Green, Havenstreet, Nettlestone, Newchurch, Seaview, Shalfleet, Wellow and Whitwell

Development proposals for non-allocated sites will be expected to:

1. Be located within the settlement boundaries of the Primary Settlements, Secondary Settlements and Rural Service Centres (as shown on the Policies Map); and
2. Clearly contribute to delivering the Island's identified housing need, economic aspirations or achieving Island-wide regeneration aspirations; and
3. Make as much use as possible of previously developed land in line with H9; and
4. Deliver all policy requirements of the Island Planning Strategy.

### Infill Opportunities

#### H4 Infill Opportunities outside Settlement Boundaries

Housing outside the settlement boundaries will only be supported where it would be infilling a small gap in a row of houses, or an otherwise built-up frontage. Development proposals will need to demonstrate that:

- a) they would meet a specific local need that has been identified;
- a)b) they would not unduly damage the amenity of neighbouring properties and the prevailing character of the surrounding area;
- b)c) the layout would respect the density/ size of surrounding plots; and
- e)d) the size of the development is generally between one and three dwellings.

Any proposal which fails to respect the character of the area will be refused.

**7.527.53** There will be circumstances across the Island where existing settlements and villages could accommodate additional housing without having an impact on the character of the area. Such sites may be designated in neighbourhood plans.

**7.537.54** Infill sites are a small gap in a row of houses or an otherwise built-up frontage. Such sites should have a proper means of access, adequate parking and not have a detrimental effect on the amenities of adjoining residential properties in terms of loss of light, loss of privacy or disturbance. Such gaps should not include agricultural land and it is expected that a small gap will infill the curtilage of existing buildings to either side.

**7.547.55** In smaller housing areas it can help support the sustainability of the settlement to allow for small increases within the existing built up area. As such it is considered appropriate to see these areas bought forward for housing, providing they do not impact on the spatial characteristic of the area and meet a specific local need that has been identified.

**7.557.56** Any proposal for infill development must respect the character of properties in the immediate area in terms of height, scale, mass, design, appearance and materials. The nature of these developments is generally between expected to be at a scale of a maximum of one to three units and as such could also present good opportunities for self-build or smaller local builders.

### Exceptions Sites

#### H7 Rural and First Homes Exception Sites

Strategic

##### Rural Exception Sites

To help contribute to meeting the affordable housing need across the Island, the council will support the principle of affordable housing in perpetuity on rural exception sites to meet ~~an identified local community need on rural exception sites~~ a specific local need that has been identified.

The council will only consider a small number of market homes on a rural exceptions site, where it can be robustly demonstrated they are the minimum amount necessary to facilitate the delivery of the ~~whole scheme~~ affordable housing.

Rural Exception Sites should be proportionate to the scale of the settlement or rural area they are meeting an identified specific local need for.

##### First Homes Exception Sites

First Homes exception sites should be located adjacent to an existing settlement (as defined in policy G2), must meet a specific local need that has been identified, be proportionate in size, not have a negative impact on any protected areas and meet any local design policies.

In line with Government policy, First Homes Exception Sites will not be acceptable in designated rural areas therefore would not be supported within the Area of Outstanding Natural Beauty (AONB) on the island.

**7.737.74** There has been a lack of delivery of affordable housing on the Island in recent years and to help reverse this trend the council needs to think differently about how it can facilitate opportunities for island affordable housing (as defined in policy AFF1) to be delivered across the island.

**7.747.75** Rural exception sites are defined in national planning policy (see NPPF & IPS glossary). Key elements of this definition are that they are small sites used for affordable housing in perpetuity where sites may not normally be used for housing. The council will therefore consider sites that do not comply with the spatial approach of the plan (as set out in Policy G2). ~~Rural Exception Sites are small sites used for affordable housing in perpetuity where sites would not normally be used for housing.~~ Rural exception sites seek to address identified needs of the local community by accommodating households who are either current residents in the parish or have an existing family or employment connection.

**7.757.76** Ideally rural exception sites will provide 100% affordable housing. However, it is recognised that with reduced public subsidy and the need for affordable homes on the Island there needs to be a pragmatic level of flexibility in order to provide the housing needed on the Island. Therefore, the principle of allowing a small number of market homes on rural exception sites is accepted.

**7.767.77** The council does not wish to be prescriptive and set a maximum percentage for market housing in a rural exceptions policy. Instead it is considered more appropriate that ~~the number of market if market~~ homes are required, the number will be determined by the site-specific circumstances. Any proposals will need to provide a robust justification for the number of market houses proposed that will be the minimum number needed to deliver the affordable housing. This should take the form of a detailed open book financial appraisal, and the cost of assessing any viability assessment will be borne by the developer.

**7.777.78** ~~Rural exception sites are defined in national planning policy (see NPPF glossary). Key elements of this definition are that they are small sites used for affordable housing in perpetuity where sites may not normally be used for housing. The council will therefore consider sites~~

## Island Planning Strategy Section 7: Housing

~~that do not comply with the spatial approach of the plan.~~

**7.787.79** For the purposes of this policy the council considers small sites to be sites with a net gain of up to 20 dwellings in total (including market housing). In circumstances where there is a significant specific local need that has been identified and lack of supply of affordable housing, this figure could be increased if the proposal was proportionate to the scale of the settlement or rural area it was serving. Where this is proposed the council strongly advocates the use of its pre-application advice service, to ensure that all parties are clear about the issues at the earliest possible point in the process.

**7.797.80** Proposals for rural exception sites will be determined on a case-by-case basis, however the council will not compromise over the design quality of any proposed rural exception site, and it should be appropriate in scale, character and appearance and comply with all other relevant policies of the plan.

**7.807.81** The Housing Needs Assessment, together with any local housing needs surveys carried out by parish councils, help to develop a good understanding of current and future parish needs. All affordable housing on rural exception sites will be in perpetuity, and the council will secure the first and future occupation of the affordable homes to those who meet the council's local connection criteria.

**7.817.82** First Homes Exception sites replace 'entry level exception sites' and a small proportion of market housing and / or other affordable housing tenures will be permitted to support viability. The site size threshold from the previous entry level exception sites policy as set out in national guidance has been removed. As set out in the NPPF, First Homes Exception sites cannot be brought forward within the AONB.

## Island Planning Strategy Section 7: Housing

### Self and Custom Build

#### H10 Self and Custom Build

The council will support development proposals that deliver self and custom-built dwellings or serviced plots.

Outside of settlement boundaries, self and custom build dwellings will only be permitted if they meet a specific local need that has been identified.

Any plots, either individual or as part of a larger development, should be serviced and plot sizes should meet a range of requirements.

In order to provide a coherent and flexible design approach, where 10 dwellings or more are being provided as a self and custom build site, a design code will be agreed between the council and developer.

**7.927.93** The council considers that self and custom build dwellings can have a positive impact on the island's housing supply and economy, by diversifying and speeding up the delivery of housing and supporting local development industry and related supply chains.

**7.937.94** The council uses the definition given in the Housing and Planning Act 2015 which states that self-built and custom house building are:

*"...the building or completion by – (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals of houses to be occupied as homes by those individuals. But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person".*

**7.947.95** This definition is significant as it underlines the importance of the role that the future occupier takes. Where a developer delivers speculative units [notwithstanding a purchaser could make various choices during the construction phase (e.g. kitchen and bathrooms)] for profit, this is outside the definition. If the future occupier is involved in the full planning process it is recognisable as within the definition of self or custom build. The council, as the local planning authority, does not consider that a dwelling built by developers, or industry professionals, on land that they own (either wholly or in part) with the stated intent of being for rent, a second home or for holiday use, falls within the definition given above.

#### Services

**7.957.96** The council considers a serviced plot to be a parcel of land with legal access to a public highway and at least water, foul and surface drainage and electricity supply available at the plot boundary. Further to this the council recognises the benefits of plots also being sold with, telecommunications services, and gas (or district heating) where available. It is anticipated that the cost of servicing a plot will be reflected in the plot value.

**7.967.97** To help delivery the council recognises that the servicing of plots may be carried out in phases, with key services required for plot sale and construction (water, electricity and access) being provided before services required for occupation (such as sewerage, telecommunications and gas). Notwithstanding this, the council's preferred approach is for all services to be provided up front.

**7.977.98** Where plots are not proposed to be serviced for sale, applicants should demonstrate to the council's satisfaction that legal access and servicing will be possible for potential plot purchasers, before planning permission is granted.

#### Plot sizes

**7.987.99** The council support a range of plot sizes, to take account of the range of demand and affordability. This may include, for example, plots suitable for bungalows for people with limited mobility, smaller plots which provide opportunities for households seeking lower cost market



## Island Planning Strategy Section 7: Housing

housing, and larger plots suitable for properties of a scale to cater for extended families wishing to build together. Plot providers may also choose to consult with the local community and consider the immediate demand.

**7.997.100** The council will be able to provide information from the Self and Custom Build Register to inform a range of plot sizes. Other sources of information such as the council's most recent Housing Needs Assessment, local housing needs surveys and information from specialist self-build websites can be used.

## Island Planning Strategy: Glossary

(compared to conventional use of fossil fuels).

**Rural exception sites** - Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

**Suitable Alternative Natural Greenspace (SANGs)** – Suitable Alternative Natural Greenspaces (SANGs) is land or existing open spaces that undergo enhancements designed to attract more visitors by providing an enjoyable natural environment for recreation as an alternative to The Solent & Southampton Water Special Protection Area (SPA).

**Self-build and custom-build housing** - Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

**Setting of a heritage asset** - The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance (for heritage policy)** - The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

**Special Areas of Conservation (SAC)** - Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

**Special Protection Areas (SPA)** - Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

**Specific local need that has been identified - a local community need within the Parish in which the application land is sited that has been identified by a local housing needs assessment and/or surveys.**

**Site investigation information** - Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 Investigation of Potentially Contaminated Sites – Code of Practice).

**Site of Importance for Nature Conservation (SINC)** - A series of non-statutory sites designated to seek to ensure, in the public interest, the conservation, maintenance and enhancement of species and habitats of substantive nature conservation value. SINCs should include all areas of substantive value, including both the most important and the most distinctive species, habitats, geological and geomorphological features within a national, regional and local context.

**Site of Special Scientific Interest (SSSI)** - Sites designated by Natural England under the Wildlife and Countryside Act 1981.

**Stepping stones** - Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

**Strategic environmental assessment** - A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Corporate Scrutiny Committee**

**6<sup>th</sup> September 2022**

**Draft Island Planning Strategy**

**Recommendation 2b**



Delivering the Housing We Need

**H1 Planning for Housing Delivery**

**Strategic**

The council is planning for a housing requirement of **7,185 net additional dwellings** over the plan period (2022-37), at average **of 479 dwellings per year**.

The supply of new homes will come from the following sources:

|                                            |                            |
|--------------------------------------------|----------------------------|
| From large sites with planning permission: | <b>2,135 402 dwellings</b> |
| From sites allocated in policy H2:         | <b>3,550 284 dwellings</b> |
| From windfall sites*:                      | <b>1,500 dwellings</b>     |
| <b>TOTAL:</b>                              | <b>7,185 dwellings</b>     |

\* Windfall sites are dwellings delivered on sites with a net gain of less than 10 dwellings and the council believes at least 100 dwellings per year will be delivered on such sites

To achieve the above the council will:

- a) Seek to ensure sites with planning permission are delivered in a timely manner (see policy G5);
- b) Allocate sites to deliver housing (see policy H2);
- c) Support infill development outside of settlement boundaries that meets a specific local need that has been identified (see policy H4);
- d) Support Rural and First Homes exception sites that meet locally identified housing needs a specific local need that has been identified (H7);
- e) Support sustainable development proposals that optimise the use of previously developed land (see policy H9).

There are five designated Neighbourhood Areas on the island in line with the NPPF the IPS must set out the housing requirement for each over the 15 year plan period (2022-2037), shown in the table below:

|                   | <b>Large sites with planning permission</b> | <b>Allocated sites</b> | <b>Windfall</b> | <b>Total</b> |
|-------------------|---------------------------------------------|------------------------|-----------------|--------------|
| <b>Bembridge</b>  | 13                                          | <u>1460</u>            | 30              | <b>18943</b> |
| <b>Brading</b>    | 0                                           | 0                      | 30              | <b>30</b>    |
| <b>Brighstone</b> | 55                                          | 0                      | 30              | <b>85</b>    |
| <b>Freshwater</b> | 44                                          | <u>18010</u>           | 30              | <b>25284</b> |
| <b>Gurnard</b>    | 12                                          | 0                      | 30              | <b>42</b>    |

Should it be demonstrated that the Council does not have a 5-year supply of land for housing against the requirements of policy H1, additional housing sites may be supported where the following criteria are met:

- 1. the yield of the proposal is relative to the demonstrated shortfall in 5-year housing land supply;
- 2. the site is sustainably located in close proximity to services, facilities and public transport links;
- 3. the proposal is sensitively designed in relation to the character of its location and any surrounding development;
- 4. the proposal meets all other relevant policy requirements set out in this plan;
- 5. the proposal is accompanied by a clear delivery timetable demonstrating that the homes will be delivered to help address the identified 5-year housing land supply shortfall.

## Island Planning Strategy Appendix 2: List of allocated sites

**Appendix 2 Table 1: Summary table**

| Regeneration Area                                                       | Indicative yield       |
|-------------------------------------------------------------------------|------------------------|
| West Wight Regeneration Area                                            | <u>18010</u>           |
| West Medina Regeneration Area                                           | 321                    |
| Newport Regeneration Area                                               | <u>19752025</u>        |
| East Medina Regeneration Area                                           | 125                    |
| Ryde Regeneration Area                                                  | <u>665519</u>          |
| The Bay Regeneration Area                                               | 284                    |
| <b>TOTAL NEW HOMES FROM ALLOCATED SITES WITHOUT PLANNING PERMISSION</b> | <b><u>3,550284</u></b> |

**Appendix 2 Table 2: Individual Regeneration Area tables**

| West Wight Regeneration Area                                            |                                     |                                                                 |                                                     |                     |
|-------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------|---------------------|
| Settlement                                                              | Housing Allocation Reference Number | Address                                                         | Specific (App 2) or Generic (H3) Policy requirement | Indicative Yield    |
| Totland                                                                 | HA002                               | Land and School buildings at Weston Primary School, Weston Road | Specific                                            | 10                  |
| Freshwater                                                              | HA005                               | Land to the east of Football Club, Camp Road                    | Specific                                            | <u>100</u>          |
| Freshwater                                                              | HA006                               | Heathfield Campsite, Heathfield Road                            | Specific                                            | 70                  |
| <b>TOTAL NEW HOMES FROM ALLOCATED SITES WITHOUT PLANNING PERMISSION</b> |                                     |                                                                 |                                                     | <b><u>18010</u></b> |

| West Medina Regeneration Area                                           |                                     |                                           |                                                     |                  |
|-------------------------------------------------------------------------|-------------------------------------|-------------------------------------------|-----------------------------------------------------|------------------|
| Settlement                                                              | Housing Allocation Reference Number | Address                                   | Specific (App 2) or Generic (H3) Policy requirement | Indicative Yield |
| Cowes                                                                   | HA018                               | Green Gate Industrial Estate, Thetis Road | Specific                                            | 25               |
| Northwood                                                               | HA020                               | Former Somerton Reservoir, Newport Road   | Specific                                            | 146              |
| Northwood                                                               | HA022                               | Somerton Farm, Newport Road               | Specific                                            | 130              |
| Northwood                                                               | HA025                               | Land rear of 84 Wyatts Lane               | Specific                                            | 20               |
| <b>TOTAL NEW HOMES FROM ALLOCATED SITES WITHOUT PLANNING PERMISSION</b> |                                     |                                           |                                                     | <b>321</b>       |

## Island Planning Strategy Appendix 2: List of allocated sites

| Newport Regeneration Area                                               |                                     |                                                          |                                                     |                                                |
|-------------------------------------------------------------------------|-------------------------------------|----------------------------------------------------------|-----------------------------------------------------|------------------------------------------------|
| Settlement                                                              | Housing Allocation Reference Number | Address                                                  | Specific (App 2) or Generic (H3) Policy requirement | Indicative Yield ( <u>within plan period</u> ) |
| Newport                                                                 | HA031                               | Various land adjacent to and east of Carisbrooke College | Specific                                            | 175                                            |
| Newport                                                                 | HA032                               | Land at Horsebridge Hill & Acorn Farm                    | Specific                                            | 150                                            |
| Newport                                                                 | HA033                               | Land west of Sylvan Drive                                | Specific                                            | 225                                            |
| Newport                                                                 | HA036                               | Land at Noke Common                                      | Specific                                            | 100                                            |
| Newport                                                                 | HA037                               | Former Library HQ, land adjacent St Marys Hospital       | Specific                                            | 25                                             |
| Newport                                                                 | HA038                               | Land off Broadwood Lane                                  | Specific                                            | 150                                            |
| Newport                                                                 | HA039                               | Former HMP site                                          | See Policy KPS1                                     | <del>750</del> 800                             |
| Newport                                                                 | HA044                               | Newport Harbour                                          | See Policy KPS2                                     | 250                                            |
| Newport                                                                 | HA110                               | Land at Moreys Timber Yard, Trafalgar Road               | Specific                                            | 100                                            |
| Newport                                                                 | HA115                               | Former Polars Residential Home                           | Generic                                             | 50                                             |
| <b>TOTAL NEW HOMES FROM ALLOCATED SITES WITHOUT PLANNING PERMISSION</b> |                                     |                                                          |                                                     | <b><u>19752025</u></b>                         |

| East Medina Regeneration Area                                           |                                     |                   |                                                     |                  |
|-------------------------------------------------------------------------|-------------------------------------|-------------------|-----------------------------------------------------|------------------|
| Settlement                                                              | Housing Allocation Reference Number | Address           | Specific (App 2) or Generic (H3) Policy requirement | Indicative Yield |
| East Cowes                                                              | HA046                               | Land at Crossways | Generic                                             | 125              |
| <b>TOTAL NEW HOMES FROM ALLOCATED SITES WITHOUT PLANNING PERMISSION</b> |                                     |                   |                                                     | <b>125</b>       |

| Ryde Regeneration Area                                                  |                                     |                                                                  |                                                     |                      |
|-------------------------------------------------------------------------|-------------------------------------|------------------------------------------------------------------|-----------------------------------------------------|----------------------|
| Settlement                                                              | Housing Allocation Reference Number | Address                                                          | Specific (App 2) or Generic (H3) Policy requirement | Indicative Yield     |
| Ryde                                                                    | HA055                               | Old Hosiden Besson site, Binstead Road                           | Generic                                             | 20                   |
| Ryde                                                                    | HA060                               | Westridge Cross Dairy and land to the north of Bullen Road, Ryde | Specific                                            | 474                  |
| Ryde                                                                    | HA116                               | Former St Marys Convent, High Street                             | Generic                                             | 25                   |
| <del>Bembridge</del>                                                    | <del>HA064</del>                    | <del>Land north of Mill Road and east of High Street</del>       | <del>Specific</del>                                 | <del>80</del>        |
| <del>Bembridge</del>                                                    | <del>HA065</del>                    | <del>Land east of Hillway Road and south of Steyne Road</del>    | <del>Specific</del>                                 | <del>66</del>        |
| <b>TOTAL NEW HOMES FROM ALLOCATED SITES WITHOUT PLANNING PERMISSION</b> |                                     |                                                                  |                                                     | <b><u>665519</u></b> |

## Island Planning Strategy Appendix 2: List of allocated sites

| <b>The Bay Regeneration Area</b>                                        |                                            |                                                           |                                                            |                         |
|-------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------|------------------------------------------------------------|-------------------------|
| <b>Settlement</b>                                                       | <b>Housing Allocation Reference Number</b> | <b>Address</b>                                            | <b>Specific (App 2) or Generic (H3) Policy requirement</b> | <b>Indicative Yield</b> |
| Shanklin                                                                | HA077                                      | Winchester House, Sandown Road                            | Generic                                                    | 20                      |
| Lake                                                                    | HA078                                      | Learning Centre, Berry Hill                               | Generic                                                    | 30                      |
| Sandown                                                                 | HA080                                      | Former Sandham Middle School site                         | Specific                                                   | 84                      |
| Shanklin                                                                | HA084                                      | Former SPA Hotel, Shanklin Esplanade                      | Specific                                                   | 50                      |
| Godshill                                                                | HA096                                      | Land adjoining Scotland Farm and Tresslewood Care Village | Specific                                                   | 100                     |
| <b>TOTAL NEW HOMES FROM ALLOCATED SITES WITHOUT PLANNING PERMISSION</b> |                                            |                                                           |                                                            | <b>284</b>              |

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## Island Planning Strategy Appendix 1: List of large sites with planning permission

The sites within this Appendix benefit from planning permission however for the avoidance of doubt, are allocated for residential purposes in line with Policy H2 of the Island Planning Strategy.

**Appendix 1 Table 1: Summary table**

| Regeneration Area                                                | Homes permitted within the plan period |
|------------------------------------------------------------------|----------------------------------------|
| West Wight Regeneration Area                                     | 141                                    |
| West Medina Regeneration Area                                    | 641                                    |
| Newport Regeneration Area                                        | 31                                     |
| East Medina Regeneration Area                                    | 421                                    |
| Ryde Regeneration Area                                           | 8321,099                               |
| The Bay Regeneration Area                                        | 69                                     |
| <b>TOTAL NEW HOMES FROM LARGE SITES WITH PLANNING PERMISSION</b> | <b>2,135402</b>                        |

**Appendix 1 Table 2: Individual Regeneration Area tables**

| West Wight Regeneration Area                                     |                                      |                                         |                                               |                 |                              |
|------------------------------------------------------------------|--------------------------------------|-----------------------------------------|-----------------------------------------------|-----------------|------------------------------|
| Settlement                                                       | Planning permission reference number | Address                                 | Specific (App 2) or Generic (H3) requirements | Homes permitted | Homes within the plan period |
| Brighstone                                                       | P/00966/14, P/01449/18               | Land adjacent Blanchards, Moortown Lane | Generic                                       | 55              | <b>55</b>                    |
| Freshwater                                                       | 21/00357/FUL                         | Land off Birch Close                    | Generic                                       | 44              | <b>44</b>                    |
| Wellow                                                           | 21/00684/FUL                         | Land at Lee Farm Main Road              | Generic                                       | 16              | <b>16</b>                    |
| Yarmouth                                                         | P/00402/18                           | West Bay Club, Halletts Shute           | Generic                                       | 26              | <b>26</b>                    |
| <b>TOTAL NEW HOMES FROM LARGE SITES WITH PLANNING PERMISSION</b> |                                      |                                         |                                               | 141             | <b>141</b>                   |

| West Medina Regeneration Area                                    |                                      |                                                  |                                               |                 |                              |
|------------------------------------------------------------------|--------------------------------------|--------------------------------------------------|-----------------------------------------------|-----------------|------------------------------|
| Settlement                                                       | Planning permission reference number | Address                                          | Specific (App 2) or Generic (H3) requirements | Homes permitted | Homes within the plan period |
| Cowes                                                            | P/00496/16                           | Medina Yard                                      | Specific                                      | 535             | <b>535</b>                   |
| Gurnard                                                          | 19/00080/FUL                         | Bucklers View, Worsley Road                      | Generic                                       | 12              | <b>12</b>                    |
| Northwood                                                        | P/01262/16                           | Land rear of Harry Cheek Gardens and Wyatts Lane | Specific                                      | 28              | <b>28</b>                    |
| Northwood                                                        | P/00823/18                           | Land to the rear of 391 Newport Road             | Generic                                       | 66              | <b>66</b>                    |
| <b>TOTAL NEW HOMES FROM LARGE SITES WITH PLANNING PERMISSION</b> |                                      |                                                  |                                               | 641             | <b>641</b>                   |



## Island Planning Strategy Appendix 1: List of large sites with planning permission

| Newport Regeneration Area                                        |                                      |                                       |                                               |                 |                              |
|------------------------------------------------------------------|--------------------------------------|---------------------------------------|-----------------------------------------------|-----------------|------------------------------|
| Settlement                                                       | Planning permission reference number | Address                               | Specific (App 2) or Generic (H3) requirements | Homes permitted | Homes within the plan period |
| Newport                                                          | P/00959/17, P/00986/18               | 1 Medina Food Services, Little London | Generic                                       | 20              | <b>20</b>                    |
| Newport                                                          | P/01008/18                           | 11-11D St James Street                | Generic                                       | 11              | <b>11</b>                    |
| <b>TOTAL NEW HOMES FROM LARGE SITES WITH PLANNING PERMISSION</b> |                                      |                                       |                                               | <b>31</b>       | <b>31</b>                    |

| East Medina Regeneration Area                                    |                                      |                                                      |                                               |                 |                              |
|------------------------------------------------------------------|--------------------------------------|------------------------------------------------------|-----------------------------------------------|-----------------|------------------------------|
| Settlement                                                       | Planning permission reference number | Address                                              | Specific (App 2) or Generic (H3) requirements | Homes permitted | Homes within the plan period |
| Arreton                                                          | 20/01160/FUL                         | Branstone Farm Studies Centre, Hale Common           | Generic                                       | 42              | <b>42</b>                    |
| East Cowes                                                       | P/00102/14                           | Folly Works                                          | Generic                                       | 99              | <b>99</b>                    |
| East Cowes                                                       | P/01065/15                           | Land at Red Funnel                                   | Specific                                      | 100             | <b>100</b>                   |
| East Cowes                                                       | P/00941/16                           | Maresfield Road, Land west of Castle Street          | Generic                                       | 53              | <b>53</b>                    |
| East Cowes                                                       | P/00328/18                           | Off Hawthorn Meadow, Saunders Way                    | Generic                                       | 30              | <b>30</b>                    |
| Rookley                                                          | 20/02260/FUL                         | Part of Parcel 8530, Main Road                       | Generic                                       | 28              | <b>28</b>                    |
| Wootton                                                          | P/00741/18                           | Palmers Farm, Brocks Copse Road                      | Specific                                      | 40              | <b>40</b>                    |
| Wootton                                                          | 21/01796/OUT                         | Land at and Rear of 69 And Part OS 8361 Station Road | Generic                                       | 29              | <b>29</b>                    |
| <b>TOTAL NEW HOMES FROM LARGE SITES WITH PLANNING PERMISSION</b> |                                      |                                                      |                                               | <b>421</b>      | <b>421</b>                   |

| Ryde Regeneration Area |                                      |                                                                                            |                                               |                 |                              |
|------------------------|--------------------------------------|--------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------|------------------------------|
| Settlement             | Planning permission reference number | Address                                                                                    | Specific (App 2) or Generic (H3) requirements | Homes permitted | Homes within the plan period |
| Ryde                   | P/01218/16                           | Rosemary Vineyard, Smallbrook Lane                                                         | Generic                                       | 140             | 140                          |
| Ryde                   | P/01456/14                           | South of Smallbrook Lane, Pennyfeathers Land                                               | Generic                                       | 904             | <del>548735</del>            |
| Ryde                   | P/00164/17                           | Land at Ryde House, Binstead Road                                                          | Generic                                       | 30              | 16                           |
| Ryde                   | P/00573/15, P/01127/16               | Land at Former Harcourt Sands Holiday Park                                                 | Specific                                      | 128             | 128                          |
| <u>Ryde</u>            | <u>20/01733/OUT</u>                  | <u>Land N of Woodland Close &amp; Adj Cedar Lodge &amp; Thornton Cottage Puckpool Hill</u> | <u>Generic</u>                                | <u>50</u>       | <u>50</u>                    |
| Nettlestone            | P/00496/18                           | Land between Nettlestone Hill and Seaview                                                  | Generic                                       | 17              | 17                           |

## Island Planning Strategy Appendix 1: List of large sites with planning permission

|                                                                  |            |                                                |         |                   |                 |
|------------------------------------------------------------------|------------|------------------------------------------------|---------|-------------------|-----------------|
| Bembridge                                                        | P/00637/14 | Sites at The Duver Marina and Bembridge Marina | Generic | 13                | 13              |
| <b>TOTAL NEW HOMES FROM LARGE SITES WITH PLANNING PERMISSION</b> |            |                                                |         | <del>126</del> 48 | <b>8321,099</b> |

| <b>The Bay Regeneration Area</b>                                 |                                             |                                                    |                                                      |                        |                                     |
|------------------------------------------------------------------|---------------------------------------------|----------------------------------------------------|------------------------------------------------------|------------------------|-------------------------------------|
| <b>Settlement</b>                                                | <b>Planning permission reference number</b> | <b>Address</b>                                     | <b>Specific (App 2) or Generic (H3) requirements</b> | <b>Homes permitted</b> | <b>Homes within the plan period</b> |
| Sandown                                                          | P/00216/18                                  | Savoy Court, Victoria Road                         | Generic                                              | 12                     | 12                                  |
| Sandown                                                          | P/01052/18                                  | 23 Stonehaven residential care home, Carter Street | Generic                                              | 16                     | 16                                  |
| Sandown                                                          | 20/00412/FUL                                | Belgrave Hotel, 14-16 Beachfield Road              | Generic                                              | 10                     | 10                                  |
| Sandown                                                          | 20/00455/FUL                                | Old Town Hall, Grafton Street                      | Specific                                             | 11                     | 11                                  |
| Shanklin                                                         | P/01393/17                                  | Highmead and The Laurels, 3 Highfield Road         | Generic                                              | 10                     | 10                                  |
| Ventnor                                                          | 20/00091/FUL                                | Former Bus Depot, 22 Pier Street                   | Generic                                              | 10                     | 10                                  |
| <b>TOTAL NEW HOMES FROM LARGE SITES WITH PLANNING PERMISSION</b> |                                             |                                                    |                                                      | <b>69</b>              | <b>69</b>                           |

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**Corporate Scrutiny Committee**

**6<sup>th</sup> September 2022**

**Draft Island Planning Strategy**

**Recommendation 3**

## Island Planning Strategy Section 5: Community

### Community-led planning

#### C15 Community led planning

The council will support town, parish and community councils in bringing forward Neighbourhood Plans that could provide localised policy on a number of issues, which could include:

- a) location of development to meet the housing requirement within a designated neighbourhood area;
- b) restricting second home and/or short term holiday let ownership of new build properties;
- c) sites for self and custom build serviced plots;
- d) local Design Code / Guide;
- e) identification and allocation of previously developed land for residential, commercial or social purposes;
- f) location of social and community infrastructure.

Where town, parish and community councils have undertaken place plans and/ or masterplanning work that has been endorsed by the council, development proposals should demonstrate how they contribute to achieving the aims of the community-led plan.

Major development proposals will be required to submit a statement setting out the type, scale and results of public consultation carried out in advance of application submission, demonstrating how the proposal has been shaped by local community views.

- 5.106 The council believes that representative community engagement often benefits from starting with what people and communities (especially under-served communities) are interested in and what their concerns are, not the statutory duties and programmes of public authorities.
- 5.107 There are a number of routes for community-led work to be formalised into planning policy, particularly neighbourhood development plans, that when adopted form part of the development plan together with the NPPF and Island Planning Strategy. The council has also adopted a number of community-led documents as supplementary planning documents. The processes for adopting neighbourhood development plans and supplementary planning documents are regulated, which often puts communities off engaging in community-led planning
- 5.108 Community-led place plans, masterplans and Local Cycling and Walking Infrastructure Plans can provide a better understanding of local issues to help shape future service delivery and a more co-ordinated way of working with the resources available. The council, through its regeneration team, has engaged with a number of communities to raise public awareness of the regeneration programme and its aims
- 5.109 The council will work with and/ or support communities undertaking place plans or masterplans. In order to formalise such documents within the planning process the council will need to ensure that community aspirations are in general conformity with the vision and objectives of this plan and contribute to the delivery of its vision and objectives. This is not to say that the council will be unnecessarily prescriptive in this process, but it will need to be comfortable with the outcome. Community-led place plans or masterplans could be endorsed through a formal council-led process, such as a supplementary planning document.
- 5.110 Community engagement is an essential part of informing development schemes and applicants will be expected to engage with local communities, using town, parish and community councils.

**Corporate Scrutiny Committee**

**6<sup>th</sup> September 2022**

**Draft Island Planning Strategy**

**Recommendation 4**

### Climate Change



- 3.6** On 24 July 2019 the council declared a climate emergency and committed itself to working towards achieving net-zero carbon status for the Isle of Wight by 2030. Following further work the Climate and Environment Strategy was published in late 2021 and revised these targets to be net-carbon zero as a Council by 2030, across the school estate by 2035 and as an Island by 2040. Each target date must primarily focus on reducing emissions to minimise the amount of offsetting required. An action plan has been prepared to guide the work needed to achieve these targets.
- 3.7** The targets within the Climate and Environment Strategy will not only help the council to tackle the climate emergency, but also to help in meeting the council's wider priorities of preserving our environment, delivering economic growth, protecting our community, and planning for our future needs as set out in the Corporate Plan. The Climate and Environment Strategy and action plan will be supported by the Mission Zero Hub, which is currently under development. The work of the Mission Zero Hub will be closely integrated with maintaining the Isle of Wight Biosphere status.
- 3.8** Supporting the biosphere is one of the three key actions set out in the Corporate Plan. 'Biosphere' is the living surface of our planet, made from the land, the sea, the air we breathe and the energy from the Sun. UNESCO Biosphere Reserves are some of the best examples where communities have found ways to resolve the conservation of ecosystems with their ongoing sustainable use. There are over 700 UNESCO Biosphere Reserves in 120 countries including 20 transboundary sites
- 3.9** In 2017, working with partner organisations across the Island, the Isle of Wight Area of Outstanding Natural Beauty Partnership led the bid to achieve UNESCO Biosphere Reserve status for the Isle of Wight. After being endorsed by the UK Government and following submission of a nomination to UNESCO in Paris in September 2018, UNESCO designated the Isle of Wight a Biosphere Reserve on 19 June 2019 ([www.iwbiosphere.org](http://www.iwbiosphere.org)).
- 3.10** The Corporate Plan sets out that a Biosphere Steering Group is to be created, drawn from all relevant sectors of the Island including representatives of the environment, business, art & cultural and wellbeing communities. The role of the Biosphere Steering Group will be to steer and advise the council in the development of decisions, policies and service plans to translate and embed Biosphere objectives and priorities into the working of the council. This will directly support the Corporate Plan aspiration to embed the Climate and Environment Strategy and IW Biosphere into policy, including the Island Planning Strategy.
- 3.11** The Isle of Wight UNESCO Biosphere Reserve (IW Biosphere) confirms that the Isle of Wight is recognised as an example of where local communities have found a way to live sustainably within their local ecosystems. UNESCO is the United Nations Educational, Scientific and Cultural Organization. This means that the IW Biosphere designation directly connects the Island to the work of the United Nations and crucially to the delivery of the seventeen Global Goals for Sustainable Development by 2030, set out in the diagram below.

## Island Planning Strategy Section 3: How the IPS reflects corporate priorities



- 3.12** Paragraph 7 of the NPPF sets out that one of the key purposes of the planning system is to contribute to achieving sustainable development, which is defined as *'meeting the needs of the present without compromising the ability of future generations to meet their own needs.'* As noted in paragraph 1.1 of the IPS, to achieve sustainable development there are three overarching objectives (economic, social and environmental) that should be delivered through the preparation and implementation of plans. There is clear overlap and synergy between the seventeen Global Goals for Sustainable Development and these three objectives enshrined in national planning policy, demonstrated by paragraph 7 of the NPPF including mention of the Global Goals. The policies and sections of the IPS identify some of the Global Goals that they will try and address.
- 3.13** Given the fundamental importance that the environment will play in the islands ability to tackle climate change and achieve carbon net zero, as well as helping to maintain the IW Biosphere designation that showcases the environmental benefits of the island, strategic policy **CC1** below sets out how climate change must be considered by all development coming forward on the island. The health and wellbeing of our community will be directly affected by how the council and the island responds and adapts to a changing climate.



### CC1: Climate Change

Strategic

The Council has committed in the Climate & Environment Strategy to be net-carbon zero as a Council by 2030, across the school estate by 2035 and as an Island by 2040.

To achieve this the Council will support proposals that deliver social, economic, environmental and cultural development in a sustainable way that balances the needs of people and the environment.

Such proposals will help support the Isle of Wight UNESCO Biosphere designation and the policies of the Island Planning Strategy will help to identify, understand, protect and invest in the island's natural and cultural assets.

The Council will actively use these assets to shape a better, healthier, more resilient and more sustainable Island life.



**Corporate Scrutiny Committee**

**6<sup>th</sup> September 2022**

**Draft Island Planning Strategy**

**Recommendation 5**



### **E12 Solent Freeport**

The Council will support sustainable development proposals that seek to benefit from and / or play a role in facilitating investment and innovation linked to the Solent Freeport.

The Council will also support the intensification and/ or expansion of existing employment uses, or the use of employment allocations for commercial businesses related to the Solent Freeport.

**8.118** Freeports are areas designated by the Government that will benefit from incentives to encourage economic activity. The Solent Freeport has the potential to unlock significant levels of investment, create tens of thousands of new jobs and help to level up our important coastal communities across the region ([www.solentfreeport.com](http://www.solentfreeport.com)).

**8.119** Officially launched in June 2022, it is estimated that the Solent Freeport could help create 52,000 new skilled and semi-skilled jobs including 26,000 direct jobs in the Solent region, whilst playing a key role in delivering the Government's levelling up agenda. There are seven 'tax sites' within the Solent Freeport, two 'customs sites' and plans for a dedicated Solent Freeport Green Growth Institute (SFGGI) that will provide a centre of excellence in green skills and jobs. This SFGGI will help to ensure local communities across the Solent Freeport region, including the island, can benefit from the opportunities created through environmental innovation.

**8.120** The Solent Freeport can play a key role in supporting our innovative industries, encouraging growth in high tech development and composites, wind turbine and marine industry manufacturing. It should help to secure greater investment in our infrastructure and connectivity and the Council will support development proposals that play a role in helping to secure the investment and innovation that the Solent Freeport opportunity presents.