



# ISLAND PLANNING STRATEGY CONSULTATION

TOWN COUNCIL MEETING

REPORT 113/18

10 DECEMBER 2018

The purpose of this Report is for Members to agree a process for responding to the current consultation on the draft for the new version of the Island's Core Plan.

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**No. DETAILS**

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**1) BACKGROUND**

- a) The first Core Plan for the Island was adopted in 2012 and a draft of an updated version of it to take account of the changes since then and the range of recently developed relevant Strategies has now been published and is available [here](#).
  - b) It is now open for public consultation until 28 January 2019.
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**2) RESPONSE**

- a) The Town Council was invited in late August 2017 to comment on an early version of this Core Plan and its meeting of 11 September 2017 established a small working group to develop and submit a response as the timescale was short.
  - b) The representations submitted from Ventnor Town Council at that stage are attached to this Report.
  - c) With this consultation open until 28 January 2019 there is time for a similar task-and-finish working group to be established and report its proposed response to the Town Council Meeting of 14 January 2019.
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**3) RECOMMENDATION**

The Town Council is recommended to appoint a small working group to consider the draft Core Strategy and propose recommended responses to the 14 January 2019 meeting of the Town Council.

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## **Ventnor Town Council's comments:**

SP1 The boundary of the Ventnor Smaller Regeneration Area should be include to include the whole built up area of St Lawrence and Bonchurch. There is potential in these locations for the conversion of buildings to small technology firms and craft industries, subject to environmental constraints, and these can aid regeneration. (Agreed this with Jim and Tony)

Ventnor Town Council has not answered the points based questions. Whether policies are meeting their objectives is for Isle of Wight officers to evaluate based on their knowledge of negotiations and planning permissions. It is, even more, for officers to assess whether policies meet the National Planning Framework and, indeed, the Secretary of State, will reject a revised plan which does not meet the National Planning Framework.

SP2 The target number of permissions in Ventnor have already been met by met by more than double, the target could be increased and there are potential sites that could be brought forward. New housing or conversions should be 1 or 2 bedroom dwellings for local people to meet a local shortage

SP3 The Upper Ventnor Site should be explicitly included as a site for industrial development in the plan.

SP4 The Esplanades on the Island are a vital part of the tourist offer. Non-residential uses in these locations should be protected from demolition ad replacement by residential. Any residential development must be for local needs and not holiday lets, otherwise Esplanades will become dead outside the core tourist season.

SP7 Transport policy should support town centre pedestrianisation. An aim should be better public transport to the Ventnor Esplanade.

SP8 Some topics such as this have two sections and two sets of policies. This is confusing for people involved in the planning process.

DM5 This policy should discourage the loss of elderly care homes.

DM7 This policy should be retained as at present.

DM8 At present this policy tries to put knowledge industries into two locations. This is not the nature of knowledge industries now. They form a dispersed network regionally and nationally and connections can easily be made across the Island. They should therefore be encourage everywhere, especially Ventnor.

DM9 The current problems of retailing and the challenge of internet shopping is not recognised in present policies. The Council need to assess recent and potential changes in Town Centres and bring forward new policies e.g. pedestrianisation, rate relief etc.