

## **Objection to the proposed development of 475 homes on land between Appley Road, Bullen Road and Hope Road, Ryde**

3.8.2020

I am today outlining my objection to the development of 475 homes on farmland in Ryde. The development is known as West Acre Park. I assume this is to confuse people as this housing estate is on Westridge Farm.

Prior to Christmas, I met with over 200 residents to discuss development. Many residents spoke against development such as this. The site is home to one of the Island's last working dairy farms. Like much of the Island, it is known for its centuries-old farming tradition, rolling countryside, ecology, and wildlife.

### **Specific Objections:**

Building on representations from Ryde's Mayor, Michael Lilley, I object for the following reasons:

1. The development is not in the spirit of SP1 (Spatial Strategy) of the Island Plan Core Strategy (2012). The SHLAA site is outside the settlement boundary and is on farmland.<sup>1</sup> "No alternatives in terms of site location were considered for the project".<sup>2</sup> Locations on brownfield land would be preferable.
2. The proposal contradicts the spirit of SP5 (Environment) by developing the rural landscape. It will likely result in the loss of the historic farm.
3. As the application states, the site will add up to 329 two-way traffic movements<sup>3</sup> during the PM peak – traffic flow is expected to increase on Bullen road by more than 25%.<sup>4</sup> Appley, Bullen, and Great Preston roads are minor B-style roads. We should aim to reduce the amount of traffic on roads such as these.
4. The development is principally three and four bedroomed housing. Ryde's housing needs are for smaller, more affordable properties. I do not understand how this helps meet the needs of either Ryde or the wider Island.
5. We need to preserve the space and distinctiveness of nearby villages including Nettlestone and Seaview. The proposal undermines the green corridor between these areas.

### **General Objections**

More generally, the Island badly needs a new housing policy. Some 9,615 extra houses are planned for the next 15 years on sites such as the West Acre development.<sup>5</sup> These developments are driven by centrally set housing targets underpinned by a flawed methodology which demands the Island build housing based on net migration, not local need.<sup>6</sup>

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<sup>1</sup> SHLAA Ref IPS150, covering Westridge Cross Dairy, available at:

[https://www.iwight.com/azservices/documents/2782-SHLAA-2018-Deliverable\\_2.pdf](https://www.iwight.com/azservices/documents/2782-SHLAA-2018-Deliverable_2.pdf), last accessed 8 July 2020.

<sup>2</sup> *West Acre Park Environmental Statement Non-Technical Summary*, RPS Group, March 2020, Para. 3.7

<sup>3</sup> *Transport Assessment, West Acre Park*, Stuart Michael Associates Limited, July 2020, Para. 4.62

<sup>4</sup> *West Acre Park Environmental Statement Non-Technical Summary*, RPS Group, March 2020, Para. 5.39

<sup>5</sup> *Draft Island Planning Strategy Development Plan*, Isle of Wight Council, November 2018, p.7,

<https://www.iow.gov.uk/azservices/documents/2981-Final-Draft-IPS-for-Consultation.pdf>, last accessed: 7 July 2020

<sup>6</sup> Housing need is determined based on trend projections of future population growth. Components of population change show net internal migration as almost the entirety of gain, whilst natural change is consistently negative between mid 2001 and mid-2016. *Housing Need Assessment Final Report*, GL Hearn, April 2018, p.24 (Figure 7),

<https://www.iow.gov.uk/azservices/documents/2782-IWC-HNA-April-2018.pdf>, last accessed: 7 July 2020. This has been independently

I have seen no support amongst Islanders for these developments or this level of housing.

First, we need to build in sustainable locations. This means using space more efficiently, levelling up the high street, empty properties and brownfield sites. We need to build sensitively, in a clear local style. This development exemplifies a trend of low-density housing on Island farmland: They are the wrong houses in the wrong place.

Second, it is my view that the Island's infrastructure does not adequately support the volume of housing proposed by the development or the Island Plan. The Island's building industry cannot deliver the overall targets set.<sup>7</sup> More delays are anticipated on the Island's roads.<sup>8</sup> The Isle of Wight Council and NHS trust already face unique challenges as a result of our Island status.<sup>9</sup> An October 2018 report states the demand for primary care was expected to increase by 35% to 2022 due to population growth and ageing.<sup>10</sup> Now, we will be one of the areas hardest hit by the Coronavirus.<sup>11</sup> We need a joined-up plan for housing which also supports the Island's infrastructure.

Finally, I oppose this development since it is informed by a flawed calculation of need. The Housing Need Methodology used by the 2030 Island plan is based on superseded projections which are six years old. The latest projections show a lower population growth.<sup>12</sup> The targets are based on a population increase driven entirely by net migration. The local population would naturally decrease.<sup>13</sup> The targets are built on projections<sup>14</sup>, not forecasts or estimates, so only perpetuate our existing housing and demographic trajectory. We should instead set our own objectives.

Our planning system has failed Islanders. We have failed to build affordable homes for local need.<sup>15</sup> Affordable deliveries have declined year on year, from 34 in 2016/17<sup>16</sup>, to 18 in 2017/18<sup>17</sup>, and now, unbelievably, zero affordable homes of 350 delivered in 2018/19.<sup>18</sup> At the same time, we have seen low-density, car-dependent proposals, often away from shops and services. We cannot see more of the same without damaging our environment further.

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confirmed by the demographer Piers Elias: [www.housingnet.co.uk/pdf/PE\\_Report\\_IsleofWight\\_FINAL\\_05092019ZCPREZFORZRELEASE.pdf](http://www.housingnet.co.uk/pdf/PE_Report_IsleofWight_FINAL_05092019ZCPREZFORZRELEASE.pdf), last accessed: 7 July 2020.

<sup>7</sup> *Planning for Sustainable Development and Growth Policies Background Paper*, Isle of Wight Council, November 2018, p. 7 (Para 5.6), <https://www.iow.gov.uk/azservices/documents/2981-Explainer-Planning-for-Sust-Dev-and-Growth.pdf>, last accessed: 7 July 2020.

<sup>8</sup> *A summary of the results of the 'Do Something 1' scenario which was tested utilising the Solent SubRegional Transport Model*, November 2018, p. 5 (Para 1.2), [www.iowight.com/azservices/documents/2981-A-summary-of-the-results-of-the-Do-Something-1-scenario-which-was-tested-utilising-the-Solent-Sub-Regional-Transport-Model-v1.pdf](http://www.iowight.com/azservices/documents/2981-A-summary-of-the-results-of-the-Do-Something-1-scenario-which-was-tested-utilising-the-Solent-Sub-Regional-Transport-Model-v1.pdf), last accessed: 7 July 2020.

<sup>9</sup> *Island Factor: Report by University of Portsmouth*, <https://www.iow.gov.uk/documentlibrary/view/island-factor-report-by-university-of-portsmouth-phase-1>, Undated, last accessed: 7 July 2020.

<sup>10</sup> *Isle of Wight Infrastructure Delivery Plan*, Troy Planning + Design, October 2018, p.37 (Para 7.2), [www.iow.gov.uk/azservices/documents/2981-2018.10.26-IoW-IDP-2.pdf](http://www.iow.gov.uk/azservices/documents/2981-2018.10.26-IoW-IDP-2.pdf), last accessed: 7 July 2020.

<sup>11</sup> *The geography of the Covid-19 crisis in England*, IFS, June 2020, <https://www.ifs.org.uk/publications/14888>, last accessed: 7 July 2020.

<sup>12</sup> *Delivering the Housing We Need Policies Background Paper*, Isle of Wight Council, November 2018, p. 8 (Para 3.16), <https://www.iow.gov.uk/azservices/documents/2981-Delivering-the-Housing-We-Need-Explainer-Document.pdf>, last accessed: 7 July 2020.

<sup>13</sup> Please see footnote 2.

<sup>14</sup> See *Housing Need Assessment Final Report*, GL Hearn, April 2018, p.13 (Para 5), [www.iow.gov.uk/azservices/documents/2782-IWC-HNA-April-2018.pdf](http://www.iow.gov.uk/azservices/documents/2782-IWC-HNA-April-2018.pdf), last accessed: 7 July 2020.

<sup>15</sup> *Delivering Affordable Homes for Island Families*, Task and Finish group on affordable housing, Undated, p.4, [www.iowight.com/azservices/documents/2981-Delivering-Affordable-Homes-For-Island-Families.pdf](http://www.iowight.com/azservices/documents/2981-Delivering-Affordable-Homes-For-Island-Families.pdf), last accessed: 7 July 2020.

<sup>16</sup> *2016/2017 Monitoring Report 'Lite'*, Isle of Wight Council, <https://www.iowight.com/azservices/documents/2776-IWC-Planning-Monitoring-Report-Lite-201617-v1.pdf>, last accessed: 8 July 2020.

<sup>17</sup> *2017/2018 Monitoring Report 'Lite'*, Isle of Wight Council, <https://www.iowight.com/azservices/documents/2776-IWC-Monitoring-Lite-Report-2017-18-Final.pdf>, last accessed: 7 July 2020.

<sup>18</sup> *2018/2019 Monitoring Report 'Lite'*, Isle of Wight Council, <https://www.iowight.com/azservices/documents/2776-IWC-Monitoring-Lite-Report-2018-19-Final.pdf>, last accessed: 7 July 2020.

I do not oppose these homes for opposition sake. We need to build homes for Islanders. However, we need planning which complements our environmental aims; contributes to a more sustainable economic model in which young people have better access to affordable homes; and enhances our style and local areas. For this reason, I am campaigning to build the right houses in the right places and again urge you to lend me your support by opposing this development.

*This comment reflects our understanding and the documents publicly available online at the time of writing. While we have taken every effort to present accurate information for your consideration, as we are not a decision maker or statutory consultee, we cannot accept any responsibility for unintentional errors or omissions and you should satisfy yourselves on any facts before reaching a decision on this upcoming application.*

**Ends**