

NITON AND WHITWELL Parish Council

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Planning Policy,
Isle of Wight Council Planning Services,
Seaclose Office,
Fairlee Road,
Newport,
PO30 2QS

Dear Sirs,

Response to Draft Island Planning Strategy Consultation

Niton and Whitwell Parish Council discussed its response to the Isle of Wight Council Draft Island Planning Strategy consultation at its meeting on Monday 11th February.

Attached is a table listing the comments that the Parish Council wishes to submit.

After careful consideration, whilst the Parish Council broadly welcomes the Development Plan Document, it shows a lack of sensitivity for this Parish and threatens the loss of our village identities. It is regrettably a blueprint for further unsympathetic and unsustainable local development. Therefore, Niton and Whitwell Parish Council asks that the following changes are made:

- A development buffer must be added between the villages of Niton and Whitwell. Niton and Whitwell Parish Plan 2013 (SPD 2779, page 15) states “A strongly-held view that both villages should retain their independence [i.e. individual identities] was consistent with a rejection of ribbon development.” The importance of a buffer, or settlement gap, between the villages of Niton and Whitwell cannot be over-stressed to prevent creeping and unfettered development. The absence of any generic references in the Draft Island Planning Strategy to Parish Plans, or their status as SPDs, also concerns the Parish Council. Clarity is needed as to whether the Isle of Wight Council intends to continue to recognise this SPD structure. A map indicating a suitable settlement gap, based on the gap identified between Nettlestone and Saint Helens within HQE7, is attached. [Ref page 132, HQE7 and 9.62; page 118, 8.93]
- HA102, HA103 and HA105 should be deleted from the list of Allocated Sites: there is no sound planning basis evidenced for their designation. Their inclusion is a crude conversion of land previously ‘volunteered’ by owners and recorded as SHLAA into de facto fast track development sites. An agreed protocol for proper local consultation with town and parish councils should be created and the practice of holding talks with developers behind closed doors ended. It is clearly against the spirit of the Localism Act 2011 and all proposed development of this scale should start with local consultation and not be pre-judged. [Ref page 47, DHWN3]
- South Wight Medical Practice provides a very well-used and highly-valued service, which should be acknowledged. The suspicion must be that the draft Plan takes its cue from the discredited National

Health Service Clinical Commissioning Group proposals to concentrate all General Practitioner services in regional hubs. Niton and Whitwell Parish Council will not willingly see this happen. [Ref page 30, 3.89; page 106, CSSHC5]

- Sustainable development happens where there is a core infrastructure to support additional homes. Our Parish public transport service underlines that this is not in place and there are no plans for this to improve. In particular, Whitwell is not a rural service centre; it lacks viable services such as shops, drainage etc. [REF page 30, 3.86; page 34, PSDG3 and 4.10; page 47, DHWN3]

Yours faithfully,

Vickie Ford
Clerk to the Council

Attachments: Niton and Whitwell Parish Council response to the Draft Island Planning Strategy
Map indicating suitable settlement gap between Niton and Whitwell.

Cc Councillor Dave Stewart, Isle of Wight Council Ward Member for Chale, Niton and Whitwell
Mr Ollie Boulter, Strategic Manager Planning & Infrastructure Delivery, Isle of Wight Council