



Report To: Planning Committee - 19 June 2018

Report From: Chris Turvey, Planning Officer

Strategic Planning Matters

1. Purpose and Background

This report is intended to inform the RTC Planning Committee about the various options that may be available to the Town Council to influence strategic planning matters in Ryde following the decision by the Isle of Wight Council (IWC) to develop a new Island Planning Strategy. The current draft Ryde Area Action Plan will not now go through an examination process for adoption. The IWC has also indicated that the new Island Planning Strategy will be a key document in delivering the IWC's Regeneration Strategy, which is currently undergoing consultation. It is expected that the draft Island Planning Strategy and the draft Regeneration Programme and Strategy will both be published in the autumn.

Prior to the Committee's consideration of this report Members will receive a presentation from Miss Helen Keogan from the Coastal Communities Group on its proposal for a Coastal Neighbourhood Development Plan

2. Options

A brief outline of the options that could now be available to the Town Council to influence strategic planning policy in Ryde going forward is given below. The Committee is asked to note that there is no guarantee that any of the options given will be accepted or adopted by the IWC at any stage. Any of the options chosen could involve input from the local community as appropriate.

- (i) A Supplementary Planning Document (SPD)
Supplementary Planning Documents (SPD's) can be produced by a local planning authority as part of its Local Development Scheme. An SPD can elaborate further on policies and proposals contained in the authority's local plan (which will now be known here as the Island Planning Strategy) but cannot set new policy. If approached by RTC the IWC would be required to consider whether to produce a Ryde based SPD but could decide not to on the basis of resources, capacity, cost and the robustness of the proposal. Should this happen RTC could offer to provide the necessary funding. No public referendum is required to ratify an SPD but it would require Island wide IWC-led consultation and approval. Previous work undertaken on

planning policy in Ryde along with the contents of the draft Ryde Area Action Plan could be used to inform an SPD. Additional information about the role of SPDs in the planning process will be made available at the meeting.

(ii) A Ryde Place Plan

Ryde Town Council has been asked by the Director of Regeneration at the IWC whether it would like to be involved in the production of a Ryde "Place Plan". It seems from work undertaken recently in Newport that this could be similar to the old style community plan but it is unclear what statutory role this type of plan would have in both planning policy and development scheme processes. However the new Island Planning Strategy would have to demonstrate how it was contributing to the aims of the place plan. The Committee is asked to note that the Newport Place Plan indicated that it is a *"tool that is used to assess the quality of a place. It can assess places that are well established, undergoing change, or still being planned. The tool can also help people to identify their priorities for a particular place."*

There would also be financial implications for RTC should it agree this way forward and it may also be difficult for the RTC to remain a critical friend in the Ryde Regeneration Process.

(iii) A Full Neighbourhood Development Plan for Ryde.

Neighbourhood Development Plans (NDP) are intended to offer specific planning guidance for a particular specified area. NDPs can allocate sites for housing but cannot preclude sites from housing which may be included in the Island Planning Strategy. i.e. it cannot contradict what is in the current Island Plan nor can it be used to prevent development. As the Town Council is required to act as the qualifying body for any NDP it is likely that RTC would need to take the lead on the specialist work that the NDP would require and to fund the associated costs of this work. These could possibly be in the region of £30,000 to £40,000.00, but there is grant funding available (This would attract the basic grant of £9000.00 plus, probably, an additional £8,000.00). The final Draft NDP would be subject to a public referendum and the associated costs of this would be met by the IW Council. There is no guarantee that a Ryde NDP would be adopted by the IWC although if it were successful at the referendum stage the IW Council would have to, by law, adopt it.

(iv) A Coastal, or area specific, Neighbourhood Development Plan (NDP)

This would be similar to a full Neighbourhood Plan but area specific. The costs associated with producing an area specific NDP could be high but there may be grant funding available (This would attract the basic grant of £9000.00). This must take no more than 12 months to prepare and ratify. The final Draft NDP would be subject to a public referendum and the associated costs of this would also be met by the IW Council. An NDP which seeks to concentrate on a specific area of Ryde is very unlikely to be adopted by IWC unless there is a clear justification to do so.

- (v) Early Formal Input into the Draft Island Planning Strategy
Prior to the publication of the Draft Regeneration Programme and Strategy and the Draft Island Planning Strategy RTC could have an opportunity to influence the development of both documents. This could be done by formally issuing a Position Statement that seeks to collate all the work undertaken, and evidence gathered, in relation to planning policy including the contents of the draft Ryde AAP and the Ryde Masterplan. This work could be undertaken internally by RTC and would have limited cost implications. If this option was agreed RTC would need to clearly reserve the right to remain a critical friend, to then comment on the draft proposals when they are published and to adopt any of the options above at a later date.

2. Recommendation

That the Planning Committee note the decision by the IW Council to create a new Island Planning Strategy and consider agreeing one of the above options for recommendation to the Full Council.