

Ryde Town Council

Position Statement

Key Points

Position Statement - What is it?

Why do we need one?

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The document that outlines Ryde Town Council's position towards future planning and regeneration within the town.

Why do we need one?

To ensure that the views, ambitions and hopes of Ryde residents are clearly related to the Isle of Wight Council, in addition ensuring desirable regeneration, good quality housing and that the heritage and ecology of Ryde are protected.

This outline Position Statement sets out both the position of Ryde Town Council in relation to the proposals set out by the Isle of Wight Council in the Draft Regeneration Strategy and will also offer a robust and effective contribution to the Isle of Wight Council at a key stage in the development of the new Island Planning Strategy.

In preparing this Position Statement the Town Council has listened to the concerns raised by the local community about the IW Council's draft Regeneration Strategy and has taken account of the objections that have been raised by the community over the past few years in relation to future development within the parish.

To inform this document the content of the previous masterplans and Ryde Area Action Plan (AAP) have been taken into account. In addition work carried out by the Isle of Wight Council including their latest Strategic Housing Needs Assessment, the Character appraisals for Ryde and the Strategic Housing Land Availability Assessment.



Planning and
Regeneration in
Ryde.
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your views

Housing – Key Points

Ryde Town Council considers that due to the number of existing completions and existing planning approvals no further development in the town is now required to meet housing need.

Ryde Town Council considers that the Isle of Wight Council should therefore now focus on delivering high quality homes of the appropriate tenure and on providing the necessary supporting infrastructure in the town.

Ryde Town Council considers that the current delivery of affordable housing (as defined in the NPPF) for the Ryde parish is unacceptable and as a result the threshold at which developers should be required to provide affordable housing in key

regeneration areas should be reduced to 10+ units and 5+ units in rural areas to increase the overall stock of affordable housing.

Ryde Town Council considers that any funds raised from developers in lieu of the required provision of affordable housing should then be utilised in the Ryde area for providing additional affordable housing on other sites.

Ryde Town Council considers that any funds raised by the Isle of Wight Council, either via Section 106 agreements or CIL payments, should be utilised for projects in the Ryde parish area to provide infrastructure improvements.

Ryde Town Council believes that the Settlement Boundary changes proposed for Ryde Esplanade in the Draft Ryde AAP should not be taken forward in the new Island Planning Strategy.



Heritage – Key Points

Ryde Town Council considers that enhancing the town's public realm should be key priority in any proposed regeneration projects and that these should consider the town's unique character and history.

Ryde Town Council asks that the Isle of Wight Council now applies a consistent approach to any future public realm development based on RTC's zoning principal.

Ryde Town Council believes that the designated Conservation Areas are a key contributing

factor in the town's unique sense of place and its heritage and as such the Isle of Wight Council must limit development of any kind in the Conservation Areas.

Ryde Town Council believes that the Isle of Wight Council must actively and appropriately maintain the public realm in the Conservation Areas.

Ryde Town Council urges the Isle of Wight Council to re-establish and fully resource a conservation and enforcement team to ensure that the Council actively delivers its statutory duties in these areas.

Ryde Town Council confirms that it will continue to support and provide funding towards any action taken by the Isle of Wight Council to protect listed buildings and to protect the character of the designated conservation areas either with written evidence and opinion or a financial contribution.



Economy

Ryde Town Council will support and fund public realm improvements which enhance and compliment the retail and tourism offer in Ryde.

Ryde Town Council supports Island Roads' proposed pedestrianisation scheme for the High Street as a key part of the Ryde's future regeneration and commits to funding the public realm improvements associated with that scheme.

Ryde Town Council asks that the Isle of Wight Council consider the transfer of management responsibility for the town squares to the local community.

Ryde Town Council recommends that the employment sites identified in the Draft Ryde AAP are included in the new Island Planning Strategy.

Ryde Town Council supports the proposals for the Nicholson Road Site as outlined in the Regeneration Strategy.

Ryde Town Council believes, however, that the proposals for Nicholson Road are contingent on improvements to the transport infrastructure that are referred to later in the Position Statement.

Ryde Town Council would consider supporting any viable plans by the Isle of Wight Council for investment in Ryde Harbour that recognise the Harbour as an important leisure and recreational amenity that is integral to Ryde Esplanade's offer.

Ryde Town Council believes that the future of Ryde Harbour should be considered as part of the Regeneration Strategy.

Ryde Town Council would support any plans from the Isle of Wight Council to either reopen Ryde Arena as a leisure facility or to include the site as a key development area for recreation and leisure in the Regeneration Strategy.





Infrastructure – Key Points

Ryde Town Council considers that the transport interchange should be a key part of the Regeneration Strategy.

Ryde Town Council supports the development of a second park and ride scheme at Smallbrook.

Ryde Town Council considers that the Isle of Wight Council should undertake a feasibility study to look at developing a bypass route around Ryde to alleviate town centre traffic.

Ryde Town Council strongly believes that, to ensure that the town's roads network is not overwhelmed as a result of large scale development, the IWC should undertake the necessary works to increase network capacity prior to the commencement of any building works.

Ryde Town Council considers that the road improvement works included in the Pennyfeathers scheme should be carried out immediately by IWC and funded by the developer via an appropriate legal mechanism.

Ryde Town Council recommends that Policy RT11 from the draft Ryde AAP should be adopted by the IWC in their new Island Planning Strategy.

Ryde Town Council recommends that infrastructure needs for Ryde should comply with the relevant statement in the latest PUSH Spatial Position Statement and be included in the new Island Planning Strategy.

Ryde Town Council considers that the health and community services required by new large scale developments should be identified and in place prior to the occupation of the housing units.

Ryde Town Council recommends that the existing surgeries such as those at Ryde Esplanade and Argyll Street should be retained with satellite surgeries in large scale developments carrying out many of the duties of a main surgery.

Environment – Key Points

Ryde Town Council supports the implementation of the Solent Recreation Mitigation Strategy.

Ryde Town Council recommends that the IWC produce a Green Infrastructure Plan for Ryde which includes the areas identified in Appendix 6 in the Position Statement

Ryde Town Council agrees that development should not take place in the areas identified in Appendix 5 in the Position Statement.

Ryde Town Council considers that all future development within the flood zones as identified above should adhere to the Flood Risk Management

Guidance set out in the IWC's Strategic Flood Risk Assessment.

