

# Consultation Statement

for the Isle of Wight Council

## Children's Services Facilities Contributions Supplementary Planning Document

1. This statement sets out who the Isle of Wight Council consulted when preparing the Children's Services Facilities Contributions Supplementary Planning Document (CSFCSPD), a summary of the responses raised and how those issues have been addressed in the final SPD. Preparation of this statement is a requirement of Regulation 12(a) of the Town and Country Planning (Local Planning) (England) Regulations 2012.
2. Consultation commenced on the draft CSFCSPD on 21<sup>st</sup> February 2014<sup>1</sup> and closed at midday 7th April 2014. The draft SPD, Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) draft screening statement were made available on the council's website. This consultation was run in parallel with a consultation on a draft Solent Special Protection Areas SPD.
3. Copies of the documents were available online, at Seaclose Offices Reception, County Hall Reception and libraries across the Island. A notice advertising the consultation and how to respond was placed in the local newspaper.
4. 5 representations were received from 5 different respondents. Summaries of the main issues raised by the respondents and how those issues have been considered are set out in Appendix 1. Each representation was not broken down into individual representations; rather the issues the council considers each representation to cover have been identified in Appendix 1.
5. No changes to the draft CSFC SPD have been made following the consultation. Three of the five responses gave general support or no specific comment and did not suggest changes. The council's justification for not making any changes following the two responses that raised issues is set out in the table in Appendix 1.
6. This consultation focussed on statutory and other organisations with an interest in education provision, Isle of Wight Councillors, all Town and Parish Councils and agents and architects on the local planning authority's contacts database. A full list of those notified of the consultation, along with a copy of the notice can be found in Appendix 2.

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<sup>1</sup> <http://www.iwight.com/Residents/Environment-Planning-and-Waste/Planning-Policy-new/Supplementary-Planning-Documents/Draft-Childrens-Services-Facilities-Contributions>

# Appendix 1

The following table summarises the main issues raised by the respondents and how those issues have been addressed.

Ref:	Respondent	Comments which were made during the consultation	The Isle of Wight Council's response to the comments	Changes which will be made to the SPD
<b>General comments</b>				
CSFC1	Bembridge Parish Council	General Support for the policy	Support welcomed	No proposed changes in light of this representation
CSFC2	Northwood Parish Council	General Support for the policy	Support welcomed	No proposed changes in light of this representation
CSFC3	Shanklin Town Council	None	Noted	No proposed changes in light of this representation
CSFC5	Natural England	None	Noted	No proposed changes in light of this representation
CSFC1	Bembridge Parish Council	Concern that the limit of 10 dwellings could unintentionally limit small development to 9 dwellings to avoid these provisions or that phasing of 9 dwellings would avoid these provisions	<p>When setting a threshold there is always the potential for proposals to avoid them. Whilst the concern is acknowledged, the use of thresholds is a standard approach in planning policy and in this instance it is considered the most appropriate way to achieve the policy requirements, and is an approach used by other LPAs in Hampshire.</p> <p>Work has been undertaken to understand the current and projected need for school places. In light of this work it is considered that any needs arising from developments of less than 10 units can be accommodated within existing education facilities.</p> <p>When considering applications officers already consider incremental development, under threshold levels, to avoid</p>	No proposed changes in light of this representation for the reasons given

Ref:	Respondent	Comments which were made during the consultation	The Isle of Wight Council's response to the comments	Changes which will be made to the SPD
			obligations. Where appropriate and necessary legal agreements, or other mechanisms, will be required to ensure that development pays its fair share.	
CSFC4	Ryde Town Council (RTC)	<p>RTC considers that, in the absence of any concrete evidence to the contrary, the schools provision in Ryde is adequate to meet the future needs of small scale areas of housing development.</p> <p>RTC comments that on the Isle of Wight the population is not currently undergoing a planned/managed increase. They consider that there is not an immediate or foreseeable need for large scale developments especially within the boundaries of Ryde AAP.</p>	<p>Policy SP2 of the Island Plan Core Strategy sets out that provision for 2,100 dwellings will be made.</p> <p>This cannot be delivered just on small scale developments and as such the policy assists the LPA in ensuring sufficient facilities and infrastructure for the future population.</p> <p>These issues (the nature of development) are wider than the scope of this particular SPD, and will be addressed through the Ryde Area Action Plan.</p>	No proposed changes in light of this representation for the reasons given

## Appendix 2

The following individuals, groups and organisations were notified of the CSFCSPD consultation.

Specific Consultation Bodies	General Consultation Bodies
East Hampshire DC	ABP
Eastleigh DC	Arc Consulting Ltd
English Heritage	Chichester District Council
Environment Agency	Chichester Harbour Conservancy
Fareham BC	Forestry Commission
Gosport BC	Hampshire & Isle of Wight Wildlife Trust
Hampshire County Council	Home Builders Federation
Havant BC	Humber Nature Partnership
Marine Management Organisation (MMO)	IW Chamber of Commerce
Natural England	Langstone Harbour
New Forest District Council	National Oceanography Centre
New Forest National Park Authority	National Trust
Portsmouth City Council	Natural Enterprise
PUSH	RSPB
Solent Local Enterprise Partnership	Solent Forum
Southampton City Council	Solent Protection Society
Test Valley BC	South Downs National Park Authority
Winchester CC	The National Trust

Parish & Town Councils		
Arreton Parish Council	Godshill Parish Council	Sandown Town Council
Bembridge Parish Council	Gurnard Parish Council	Shalfleet Parish Council
Brading Town Council	Havenstreet & Ashe Parish Council	Shanklin Town Council
Brighstone Parish Council	Lake Parish Council	Shorwell Parish Council
Calbourne Parish Council	Nettlestone and Seaview Parish Council	St Helens Parish Council
Chale Parish Council	Newchurch Parish Council	Totland Parish Council
Chillerton & Gatcombe Parish Council	Newport Parish Council	Ventnor Town Council
Cowes Town Council	Niton and Whitwell Parish Council	Whippingham Parish Council
East Cowes Town Council	Northwood Parish Council	Wootton Bridge Parish Council
Fishbourne Parish Council	Rookley Parish Council	Wroxall Parish Council
Freshwater Parish Council	Ryde Town Council	Yarmouth Town Council

**All Isle of Wight Council County Councillors**

## Agents & Architects

Andrew	Court			James	Attrill		BCM (IOW) LLP
Adam	Pyrke		Colliers CRE	John	Cutler		
M D	Jones		Matthew D Jones Architectural Services Ltd	Jade	Ellis	Assistant Planner	Turley Associates
Alastair	Watson		Colonnade Isle of Wight Ltd	J	Bull		Bull Development Ltd
Kelly	Gibson		GVA Grimley Ltd	J	Manser		The Manser Practice
Alex	Child	Director	The Planning Bureau Ltd	John	Bowles	Partner	Porta Planning LLP
Alex	Christopher	BNP Paribas Real Estate		John	Brownscombe		
Alex	Willis	Senior Planning and Development Surveyor	BNP Paribas Real Estate	Jonathan	Stoddart	Associate Director	CBRE
Alistair	Hunt		The Hunt Partnership	Jon	Roshier	Director	Rolfe Judd Planning
Allison	Keech	Senior Consultant	Enplan UK Ltd	Joanna	Macaulay		
Andrew	Hitt			Julian	Jones		Barratt Southampton
Anthony	Davies		Add Property Consulting	J	Gentleman	Captiva Homes Ltd	
Greg	Bailey		Greg Bailey Architecture	Jamie	Whittle		Gully Howard
Jeremy	Poll		Radley House Partnership	Kevin	Ashman	Development Executive	Stratland Management
Andrew	Talbot	Chartered Architect	Biggs Talbot Architects	Ken	Fry		Mayer Brown Ltd
Bill	Baxter	Head of Planning	Vail Williams LLP	Kevin	Gleeson	Director	Lambert Smith Hampton
Ben	Tanner		Total Design Services Ltd	Nick	Laister	Senior Planning Director	RPS Group
Breena	Coyle		JTS Partnership	Laura	Ross		
I	Bryant		Bryant Associates Ltd	Lee	Robertshaw	Assistant Estates Surveyor	Wm Morrisons Supermarkets plc
Colin	Burnett	Managing Director	Burnett Planning and Development Ltd	Lewis	Payne	Development Partner	TDP
A	Sivell		County Developments Ltd	Liberty	Stones		Fisher German LLP
Charles	Collins	Principal Planner	Savills	Lincoln	Miles		LMA
Ceri	Edmonds	Senior Planner	Rolfe Judd	Liz	Garside-Neville	Elgar Design Services	
Simon	Chadwick	Managing Director	Signet Planning	M	Fisher		Bailey Partnership
Charlotte	Yarker	Associate	Montagu Evans LLP	A	Waring		A Waring Associates
Chris	Chatwin	Director	ERMC Ltd	Bryan	Jezeff		Bryan Jezeff

							Consultancy
Chris	Corcoran	Policy Planner	Southern Planning Practice		M G Architects	M G Architects	
Chris	Akrill	Director	Town Planning Services	M	Pearce		Pearce Architects
C	Renshaw		CRC North Ltd		Seymour and Bainbridge	Seymour and Bainbridge	
Vanessa	Clipstone	Associate	RPS Group	Malcolm	Brown	Planning Director	Sibbett Gregory
Colin	Graham		Clark Graham Architecture	A	Malhotra		RPS Group
John	McCawley	Senior Consultant	RSK Environment Ltd	Mark	Griffiths	Associate	Carter Jonas
Craig	Noel	Partner	Strutt & Parker LLP	Mark	Dickson		Dicksons Chartered Surveyors
C	Rees		Savills	Martha	James	Principal Consultant	Plan Research
Christopher	Dodd			Martin	Miller		Terence O'Rourke
Damien	Holdstock	Consultant Town Planner	Entec UK Ltd	Martin	Taylor	Director	Humberts Leisure
Dan	Mitchell		Barton Willmore Partnership	Martin	Cave		
David	Anders		TCI Renewables	Mary-Jane	O'Neill	Director	Renaissance Planning
David	Bartlett		Business Link Wessex	Matthew	Shellum		The Planning Bureau Ltd
David	Lowin		White Young Green Planning	Margaret	Baddeley	Senior Associate	Nathaniel Lichfield and Partners
David	Neame	Director	Neame Sutton Ltd	M	Bolan		Design & Development (Architectural Services) Ltd
David	Payne	Planning Advisor	Mineral Products Association		Davidson Gray Holdings Ltd	Davidson Gray Holdings Ltd	
David	Churchill		Iceni Projects Ltd	Mark	Griffiths		Dreweatt Neate
Dennis	Firth			Michael J	Dant		Michael J Dant & Co
Derek	Morris			Mike	Taylor		GVA Grimley Ltd
David	Long		BCM (IOW) LLP	Mike	Murray		Wharf Land Investments Ltd
Donald	McCallum	D F McCallum & Associates		Martin	Hayles		M J Hayles Architectural Service
Emma-Lisa	Shiells		GL Hearn	Mervyn	McFarland	Director	Turley Associates
	Hose Rhodes Dickson	Hose Rhodes Dickson		M	Moraru		Iceni Projects Ltd
D	Wood		D W Design	Morris	Barton		Morris Barton Associates
Ed	Kemsley	Senior Associate	Peacock and Smith Ltd	Michael	Phelps		Penwood

E	Mason		CBRE	Nichola	Traverse-Healey	Barton Willmore LLP	
	Tari Willis Associates	Tari Willis Associates		Nicholas	White	Partner	Carter Jonas
	Architectress	Architectress		Nick	Farthing		Sustrans
Graham	Cooke		CAD delta	Nick	Ireland	Planning & Development Associate Director	GL Hearn
Cameron	Chick		Cameron Chick Property Management	Nick	Bacon	Design Director	Highfield Holdings Ltd
Glen	Hepburn	Planning Consultant	Hepburns Planning Consultancy Ltd	Nigel	Pugsley	Senior Planner	BNP Paribas Real Estate
M	Ashton		Westwaddy ADP	Norman	White		Newclose Consultants
Frank	Grimwood	Frank Grimwood Architectural Services		Nikki	Parker		Hallam Land Management Ltd
Melanie	Fry			V	Bird		Bird Design and Project Management
Frances	Young	Senior Planner	Nathaniel Lichfield and Partners	A	Horsfield		Hollington Architect & Design Team Ltd
Gary	Morris		White Young Green Planning	P	Rowell		Adams Hendry
Gary	Brook	Assistant Planning Consultant	Gerald Eve LLP	Paul	Realey	Associate	Cowan Consultancy Ltd
Neil	Geddes		Neil Geddes Architect	Paul	Mitchell		Building Design Services
Oliver	Hermes	Director	Fairholme Estates (Holdings) Ltd	Paul	White	Director of Planning	Genesis Town Planning
Alan	Gentry		Alan Gentry Structural Engineers Ltd	Paul	Macaire		Macaire Associates
Gian	Giblett		Wight Architecture	Paul	Stack		Paul Stack Planning
Geoffrey	Prince		Geoffrey Prince Associates Ltd	Paul	Airey		Paul Airey Planning Associates Ltd
Greg	Dowden		Indigo Planning	P	Rowson		Rowmark
G	Zanre		David Wilson Homes	P	Dempster	Dempster Binning LLP	
Helen	McManus	Senior Planner	Indigo Planning	Harry	Wheeler		Urban Link
Huw	Edwards		Barton Willmore Planning	Peter	Keenan		Roger Tym and Partners
Iain	Stevenson	Senior Planner	Carter Jonas	Philip	Scott	Director - Planning	CBRE
Ian	Butter		Rural Urban Planning	Phillipa	Lambert		Lake House Design
Ian	Bawdon		Ian Bawdon Chartered Surveyors	P	Dudley		Daniells Harrison Chartered

							Surveyors
I	Curry		Bays Curry McCowen	A	Jones		White Young Green Planning
Andrew	Townsend	Andrew Townsend Architects		Trevor	Moody		White Young Green Planning
Christopher	Scott		Christopher Scott Chartered Surveyors Ltd	Malcolm	Walker	Development Plans Manager	Peacock & Smith (Morrisons & Safeways)
Ben	Hollis	Partner	Hollis Design	Tony	Boyle	Director	LHC
			Indigo Planning Ltd	Rebecca	Quinlan		RPS Group
M	Hanslip		MJH Developments Ltd	Richard	Osborn		PRO Vision Planning & Design
	Pritchard Wilmott Partnership	Pritchard Wilmott Partnership		Rachel	Holmes		Indigo Planning
M	Rainey		Rainey Petrie Architecture	Rachel	Segens		E Central Designs Ltd
R	Glover		Richard Glover Surveyors	R	Ricks		Boyer Planning
	Tetlow King Planning	Tetlow King Planning		A	Hensler		Peter Brett Associates
James	Bainbridge	Head of Planning & Development Division	Carter Jonas	Robert	Biggs	Director	Biggs Talbot Architects
James	Blanchett			Richard	Minns		
J	Sorrentino	Lightwood Property Consultants		Rick	Carter	Director	PLC Architects
Jane	Jones-Warner	Partner	Smithsgore	Robert	Gray		Robert Gray Design Ltd
Stephen	Leafe			John	Pitcher		R M Associates
Sylvia	Mence	Deputy Mayor	Yarmouth Town Council	Sally R	Kaberry		
Steven	Sensecall	Partner	Kemp and Kemp	Sam	Biles	Agent	Creasey Biles & King Ltd
Stephen	Brown		GVA Grimley Ltd	Sarah	Bevan		The Planning Bureau Ltd
Steve	Holbrook		Holbrook Architectural Services Ltd	Steve	Clutterbuck	Architect	Clutterbuck-Edwards
Stephen	Cornwell		Steve Cornwell Planning Consultancy Services	Stephen	Downham	Hughes Ellard Ltd	
Summer	Wong	Planner	CGMS Consulting Ltd	Sean	Wildman		Fusion Online Ltd
Shaun	Woolford		Gully Howard	Stuart	Garnett	Associate	Savills
Peter	Ferns	Director	Peter Ferns Architecture Ltd	Beverley	Butler		Fusion Online Ltd
T	Wells		Campbell Reith	Simon	Neate		Indigo Planning
Tim	Harris		Harris Consulting	Simon	Tofts	Planning Manager	Blue Cedar Homes
Tim	Rogers		Westmont	Stewart	Drummond	Managing	Property



			Properties (IOW) Ltd			Director	Development Partnerships Ltd
Tim	Cakebread	Graduate Planner	Colliers International	Wayne	Card		Wayne Card Architectural Services
T	Longhurst	Savills			Wight Umbrella Architecture	Wight Umbrella Architecture	
Tom	Hanslip		MJH Developments Ltd		Alchemy Architects	Alchemy Architects	
Tom	Swallow	Graduate Surveyor	BNP Paribas Real Estate	Cris	Lancaster	Planning Consultant	CEL Planning
Tony	Flower		TF Property Solutions	Caroline	Harper		CB Richard Ellis Ltd
Tom	Smailes	Planner	Kemp and Kemp				Wight and West Country Developments Ltd
D	Potts			A	Button		