



**Minutes of the LAF: 08/10/25 at 2pm
(held at Branstone Farm Studies Centre)**

LAF Members in attendance:

Cllr Paul Fuller - Chairman
Mike Slater - IW Rambles Association
Tricia Merrifield – Equestrians
Alex Lawson - Cycle Wight
John Heather - NFU
John Hobart - Landowner and Chillerton & Gatcombe PC
Richard Grogan – National Landscapes
Mick Lyons – IWALC / Havenstreet & Ashey PC
Helen Jones – Cycle Wight / IW Ramblers

Observers / Guests in attendance:

Darrel Clarke - IWC Public Rights of Way Manager
Jennine Gardiner - LAF Secretary / PROW Officer
Kathryn Bunker – IWC ECP Officer
Kelvin Hindmarch – IWC PROW Maintenance
Linda Allen - Mayor of Brading
Penny Acton – Gurnard PC
Richard & Sharyl Horley – Equestrians
Kathy Domaille – Godshill Park Farm

Apologies:

Cllr Vanessa Churchman – Elected by IWC
Cllr Chris Jarman – Elected by IWC
Trevor Ould
Mark Earp
Claire Walker

Declaration of Interest:

Not done

Minutes of previous meeting 11/06/25

Points raised and discussed from last meeting:

Quite lanes & no Rights of Way site meeting. The last minutes said:

Q Alverstone Road is to become a quiet road Whippingham Parish Council (and others) were under the impression that the East Cowes & Whippingham Local Cycling and Walking Infrastructure Plan (LCWIP) meant that Alverstone Road was to become designated as a quiet lane and they are keen to see that happen

A Darrel explained that LCWIPs are effectively a wish list and are often used to achieve improvements through planning application processes for future improvements for walking and cycling routes or to support grant funding applications. This does not mean that Alverstone Road will become a quiet lane or that it is even physically or legally possible.

John Heather query: enquired why the minutes did not record an action by Darrel Clarke to meet with Val Taylor (Whippingham Parish Council) to discuss Alverstone Road becoming a “quiet road”.

LAF Response: this was not proposed and therefore not recorded as an action.

Anticipated amount of use (underestimated)? The last minutes said:

Q. Amount of use - When this is all in place how many people are expected to use it? A number of 30k per year was previously quoted

A. This data is not known (Darrel Clarke confirmed that there are no pedestrian counters along the route or the current IW coastal path). It is hard to predict changes – as every site is different. Use may spike in the beginning and then drop off. The 30k was taken from a Bird Aware study.

John Heather query: the minutes do not accurately state the number of expected walkers using ECP. At the LAF 30k to 100k users was referred to, but the minutes refer only to 30k.

LAF Response: after discussion at the LAF on 8 October, the LAF's recollection is that the 30k to 100k reference was stated by Mr Haig-Thomas (guest at that LAF) and that Jenny Bowen confirmed that this data is believed to have originated from a Bird Aware study.

<https://birdaware.org/solent/>

Road safety on Alverstone Road – The last minutes said:

Q. Brocks Copse Road / Alverstone Road – road safety where did this advice come from? And isn't it out of date due to speed limit changes?

A. For ECP purposes Highway Assessments were requested by NE from IWC and commissioned with Island Roads and a highway consultancy.

John Heather query: enquired why the minutes did not record Darrel Clarke's opinion that walking along Alverstone Road is unsafe.

LAF Response: no recollection by Darrel Clarke of giving such an opinion at the LAF. Jenny Bowen confirmed that Natural England's proposals are based on the advice contained in highways assessments.

(Later in the 08/10/25 meeting John Hobart told the group that in his opinion that after recently driving along this road he felt it was unsafe for walkers).

Not all Barton Estate residents had been contacted. The last minutes said:

Q. Barton Estate all residents living on the estate want to be engaged with before any proposed route is advertised, but it is known that some people haven't been.

A. Residents contact information could be provided by the Barton Estate Management to NE (Jenny) and residents can be made aware by the Estate or given Jenny's contact details. NE will need to contact all legal interests of affected land when the proposal report is published.

John Heather query: a request that the minutes record that Jenny Bowen admitted that not all landowners at Barton have been contacted.

LAF Response: There was no such admission. Jenny explained that known owners have been contacted to get feedback on the preferred route. The LAF's recollection is that Jenny mentioned that Natural England had contacted the Barton Estate Association to help disseminate the information, given their contacts.

UPDATE from Jenny Bowen 14/10/25: we were alerted that some relevant interests hadn't received our information on the preferred route. Since the meeting Barton Estate Association provided a full list for Barton Estate to be contacted by NE on publication of IOW1, which we used

Observer missed from attendance list 11/06/25

Stuart George was not listed in the last set of minutes but attended the meeting. Apology made.

ROW & King Charles III England Coast Path Update (IOW2-10)

Darrel (ROW Manager) gave the group a presentation (copy of slides at the end of this minutes) regarding the on-going work to get the ROW network reopened after it was severely damaged in the storms of winter 23/24. At the time there were over 50+ closures mainly due to path erosion, scouring, destroyed bridges, boardwalks, steps and fallen trees, not only coastal paths but inland paths had also suffered surface water damage.

Since then, the ROW service has had improved budgets and recently an extra maintenance operative. The work to create the ECP will assist in places where the coastal path has had to be closed or is fully lost to erosion (Brighstone Cliffs, Gurnard Cliffs, Bembridge, Priory Woods, Hamstead boardwalks), as ECP will fund the necessary works to get these longer-term coastal routes reopened, using roll back where necessary/possible.

Island Road closed paths: Darrel explained that the paths SS73 Osborne Steps, SS74 Appley Steps, V83 Flowers Brook & GL62 Batts Wing are part of the Island Roads network and therefore these closures sit within the IWC Highways services (not the IWC ROW service). An update was requested as to the plans for these Island Roads closed paths.

ACTION – Darrel to get an update from Highways – email sent to highways managers 14/10/25

Bonchurch Landslip: There is an active landslip zone within the Bonchurch landslip countryside site, and this means that the paths that used to run through there are now severed, with no foreseeable likelihood of making a through route. However, there is a possibility to reopen some paths to make circular walks, and this is being considered.

Path V75 St Lawrence – had been reopened today

Questions:

Q. Hamstead Boardwalks – S3 how old were the original S3 boardwalks?

A. Maybe 25 over years old – only been patched up never fully replaced / refurbished in this time.

Q. Shepherds Chine & S106 money although ROW is awaiting the S106 £30K from the Atherfield holiday camp redevelopment is there any source of funding to make ROW repairs / improvements if the developers abscond! (*planning application - P/00141/16 Demolition of clubhouse, chalets, swimming pool, managers dwelling, maintenance and other ancillary buildings; redevelopment comprising 63 units of holiday accommodation, clubhouse, swimming pool and service buildings @ Atherfield Bay Holiday Camp Military Road Atherfield Ventnor Isle Of Wight PO38 2JD*)

A. ROW do not want to spend IWC funds if S106 money is pending, but worst-case scenario would be to use ROW funds after every avenue of securing payment of the s106 had been exhausted.

ACTION LAF to write to planning for update on funds (just because there have been different owners of the development since its approval and development, the S106 is in perpetuity no matter who the owner is, and it needs to be paid). Letter issued 14/10/25 (copy attached to minutes for record).

Reply from planning 15/10/25: *At present we are working with the current (new) owners of the site to get some works and contamination issues regularised and resolved. We understand that they are looking to submit a fresh application for the site for works undertaken and further works being proposed. Although the payment is overdue the only action we could take would be an injunction to stop them occupying/bringing the site into use. As they are currently not open this would be an unnecessary expensive legal process. I hope this helps by way of an update.*

Q. Lynda's Wood Gurnard - Penny gave a big thank you for the work in Gurnard e.g. wooden steps and paths at Lynda's Wood, but concerns have been raised as the lining under the gravel path is already exposed.

A. Kathryn said the contractor has already been contacted and the lining will be removed as it will keep coming through the gravel.

Q. LAF and ECP IOW1 consultation. Will LAF (as a collective) be making a comment?

A. (Chair) No – this is because LAF members represent various groups with different viewpoints, so everyone will need to make comments specific to them. The LAF, in respect of the IOW1 consultation, cannot make a collective formal comment as we cannot strike a balance that will satisfy all members' positions.

Q. Shanklin Chine / Ventnor Botanical gardens is the ECP going through these paid for attractions?

A. Darrel advised the ECP doesn't pass through Shanklin Chine and the Botanic Gardens already has a definitive mapped public footpath (called V90 that the ECP also follows).

IW Ramblers - What is a park and garden in relation to coastal access? The IW Ramblers have received barrister advice on what exactly is a park & garden re ECP. This is especially relevant to IOW1 and English Heritage (EH) at Osborne House. Despite long negotiations and offers of mitigation works, EH's reason for not allowing a route over the Osborne Estate shoreline is that of security of the site, thus sending the proposed trail on a long circuit over neighbouring landowners land (much to the anger of the local farmers and Barton Estate residents).

However, Osborne Estate shoreline is abutted each side by coastal margin land, and coastal margin / spreading room carries access rights similar to open access land; this means the public can use this land and access (the unfenced Osborne site) which makes no sense if EH are citing security

concerns as a reason for preventing ECP access over the shoreline - their boundaries are open and the general public could still enter. **The IW Ramblers want the LAF member to think about this scenario**

IW Ramblers Park assessment note attached to the end of these minutes.

Speakers:

No speakers attended the LAF meeting so no updates relating to disabled access and the Island Transport Plan 4 (LTP4) consultation <https://www.iow.gov.uk/transport-and-parking/transport/transport-policy/consultations-on-island-transport/>
The closing date for public comment is 24 November 2025)

Richard Grogan from the [National Landscapes \(NL\)](#) team stepped up and gave an impromptu presentation about the current NL bid for funding? The presentation is at the end of the minutes, this was originally written to update parish and town councils.

Landscapes connections 25/09/25 was a chance for all 34 NL's in England to apply for a grant from the [National Lottery Heritage Fund \(NLHF\)](#) of £150m, the successful bids will be paid out over an 8 year period starting autumn 2028. The IW was successful in its expression of interest and is now evolving its scheme prior to the full submission to NLHF; the idea is to target West Wight. If successful, then the fund would also be accessible to people outside the West Wight NL area as there is an element of connection to NL. A steering group has been formed, and the idea is to bid for £5m as a 20% match funding i.e. £1m must be committed. One idea is to improve road verges for wildlife.

Q. Pedestrian safety for verge walking if the verge is not cut will it make it unsafe to walk on, as road verges are links between disjointed rights of way and towns / villages; rural bus stops can be within verges.

A. Richard confirmed there will be engagement before anything would be done and everything would be safe, but he thinks there is potential in certain places

Q. Cut & leave v Cut & collect – it is understood that the current contract is to cut and leave the arisings. However, native wildflowers prefer low nutrient soil, so the present regime appears to be counter-intuitive to the needs of native flowers. Could anything be done?

A. Richard advised that all the ecologically sensitive road verges have already been surveyed, and there are locations of low nutrient value, so the cut and leave is ok, as it makes no impact. However, somewhere such as the verge along the Downs Road - if this were to be managed in the future to promote native plant establishment, then collection of arisings could be beneficial.

Information sources:

[Magic Map](#) - stands for Multi-Agency Geographic Information for the Countryside. This website provides authoritative geographic information about the natural environment from across government. The information covers rural, urban, coastal and marine environments across Great Britain. With over 400 datasets in an interactive map. Natural England manages this.

[Local Nature Recovery Strategy \(LNRS\)](#) The Isle of Wight LNRS is the fourth in the country to go live. Local nature recovery strategies map nature recovery actions. They target actions in locations where they are most needed and where they provide the best environmental outcomes. The strategies will help to join up national efforts to reverse the decline of biodiversity

User Group Updates:

IW Bridleways:

Tricia has had to step back over last year; however, equestrians are concerned about:

Concern for speeds & volume of vehicles on roads.

IW Takeover Event the performance car rally became like F1 race track in the Parkhurst / Noke Common area. Should this be allowed to happen?

Closures and diversion routes & advisory speeds signs can it become standard to have advisory speed signs (are these enforceable) on any diversion from main roads in to quite / rural roads. Horses are being driven off the road due to vehicle speeds and volume of diverted vehicles.

Can we have someone from highways and IR re speeds at next meeting?

ITP4 – if no representation made by individuals representing vulnerable user groups (walkers, equestrians and cyclists) then an opportunity has been missed. **ITP4 Consultation Deadline 24/11/25**

Neglected bridleway network - Sharyl Horley has raised concerns that riders are being driven off roads because of concerns of conflict with motor vehicles (volume / speed); however the bridleway network is neglected and dangerous. Problems such as difficult to use or poorly maintained gates, encroachment from hedges, falling barbed wire fences encroaching or wire hidden in the surface becoming a trip hazard. Feels that in the last year the attitude has changed towards horse riders for the worst. A quick Facebook poll on the horse community face book page collated many complaints about problems on the bridleway network.

LAF chairman has asked what would or should the LAF do? The group would like to have a highway manager at a future meeting re motor vehicle speeds.

Darrel Clarke the ROW manager felt the comments made against the ROW service were extremely unfair. All reports are investigated. Gates (and stiles) belong to the landowner, but the ROW service do try and fix these for them as a discretionary service likewise we carry out a discretionary winter hedge cutting programme for landowners.

HOW TO REPORT PROBLEMS (all rights of way users)

Include in the report:

- **Location**, use what 3 words or a map with the location marked up on it, or some other specific location identifier (DO NOT BE VAUGE) ROW team need to find it again!
- **What is the problem?** Don't use words like the path is neglected / unmaintained as this is not helpful information as it doesn't say what the specific problem is. The ROW operative needs to know what it is that needs repair / attention so the correct equipment can be taken on the first inspection. This will stop repeat visits and time wasted in travel time.
- **Photo of the issue** (everyone has a camera in their mobile phone) send a photo of the problem and then one of it at a distance so that it can be seen within its location /setting (a close up of mud or a bramble isn't helpful)

Email: row@iow.gov.uk

Or use

Fix my Street: Use existing reporting sites like [Fix my Street](#) or Island Roads [Report it Online](#) website – Fix my Street reports are sent to Island Roads and they pass on anything that is not on their network, so a ROW problem reported using these websites will get to us.

IW Ramblers <https://www.iowramblers.com/> Mike Slater – The IW Ramblers run a parish path rep scheme, so a scheme already exists for reporting problems to the ROW service, maybe this existing scheme can be shared or developed for equestrians? Helen Jones is the IW Ramblers path rep scheme.

Havenstreet and Ashey do the IW Ramblers have a footpath rep for Havenstreet? Helen Jones advised that they do.

Gaps and links Mike Slater made the group aware of the IW Ramblers gaps and links project that includes road verge walking and connecting paths in the rural landscape without the use of roads.

ACTION – Mike Slater from IW Ramblers to speak at the next meeting about their Gaps and Links project.

Cyclewright - Alex Lawson

Alex has stood down as the LAF Cyclewright rep and has handed over to Helen Jones.

The Cyclewight AGM took place with guests Pete Fellows of IWC, Mark Philpotts of Cityinfinity, and Matt Whitaker of KEERT.

Peter Fellows is IWC Strategic Manager for Regeneration and Economy. He gave a significant presentation on the **Isle of Wight Green Link:**

Overview and Progress. He outlined immediate and ongoing parts of the Green Links project relating to the shared path from Ryde to Freshwater Bay.

The funding to the IWC has been extended until 2029. His presentation graphics are shared at <http://www.cyclewight.org.uk/files/greenwayprogress.pdf>

Design Consultant Mark Philpotts gave examples of cycle infrastructure design on the island, the mainland and abroad. He drew on the [Department for Transport guide LTN 1/20](#). and the experience of his company [Cityinfinity](#).

Cyclewight is agitated about matters including the Route 23 maintenance contract, "Think Bike" signs and unnecessary speed humps and barriers on the cycle track. We have now had meetings with staff of the IWC Transport Department and hope that progress will come.

We are focused on the Island Transport Plan. The Island Speed Review is an important part. We would like to see quiet lanes on the round the island route e.g. Niton and Chale, and Brocks Copse Road on the ECP.

Q - bells on bikes, why is it not compulsory for existing bicycles as new bikes sales need to have a bell on it. Refer to The Pedal Bicycles (Safety) Regulations 2010

<https://www.legislation.gov.uk/ukxi/2010/198/contents>

A – Everyone, all users (walkers, dog walkers, cyclists and horse riders) need to be considerate and tolerant to each other.

Refer to the [highway code](#)

Rule 63

Sharing space with pedestrians, horse riders and horse drawn vehicles.

When riding in places where sharing with pedestrians, horse riders or horse drawn vehicles is permitted, take care when passing pedestrians and horse riders, especially children, older adults or disabled people. Slow down when necessary and let them know you are there; for example, by ringing your bell (it is recommended that a bell is fitted to your bike), or by calling out politely.

Remember that pedestrians may be deaf, blind or partially sighted and that this may not be obvious.

Do not pass pedestrians, horse riders or horse drawn vehicles closely or at high speed, particularly from behind. You should not pass a horse on their left.

Remember that horses can be startled if passed without warning. Always be prepared to slow down and stop when necessary.

Q Lawful electric scooters do they have bells?

A. Refer to the Voi electric scooter and bike website: <https://www.voi.com/city/isle-of-wight#zones>
They do have 'bells', but they're not the traditional type. It's on the left handle bar and you twist a part on the handle bar and it makes the bell sound.

IW SPEED LIMITS REVIEW FRAMEWORK – on the 9th January 2025 the IWC cabinet member for Transport & Infrastructure, Highways PFI & Transport Strategy approved the recommendations detailed within the Speed Limit Review Summary Report and ratified the document for publication. Refer to section 65d appendix 1 from the following report:

<https://iow.moderngov.co.uk/ieListDocuments.aspx?CId=145&MIId=1934>

LAF members have asked if at a future meeting the IWC or Island Roads would send a highways representative to give an update. Also, to advise on the need to consider reducing speed limits and introducing Quiet Lanes

ACTION – Invite IWC Scott Heady & Michelle Love to next meeting, email sent 07/11/26

Landowners:

Tree Wardens - John Hobart made the group aware of the **tree warden scheme** (refer to the tree council website <https://treecouncil.org.uk/who-we-are/>). There are lots of new pests and diseases that weaken trees and regular users of the rights of way network would be well placed to spot problems. If you see dying trees when on the rights of way network, you could make a note of its location and report it to the local parish council who will pass on the data. Maybe the IW tree officer could give LAF members some training on what to look out for?

ACTION – Contact IWC tree officer, email sent 14/10/25

UPDATE from IWC Service Manager of Waste & Public Realm under which the IWC tree inspection officers are based. They have said that they do appreciate the positive intentions behind the scheme and recognise the potential benefits it could offer if implemented effectively. However, at present, they simply don't have the staff capacity or resources to support the training of volunteers. Our (IWC owned trees) are already inspected on a regular schedule, with records maintained accordingly.

Footpath G6a this is the new footpath link to the Chillerton Downs open access land, that has been created with funding from the National Landscapes grant (new path links off the Garn Lane bridleway at Chillerton to the Open Access land). This new path has been very well received by the residents at Chillerton and he wanted to thank Darrel and Richard for organising.

Hedge cutting who's responsibility? Kathy Domaille of Godshill Park Farm asked why the IWC ROW service is cutting landowners hedges, as she thought it was for landowners to keep them clear from encroaching into public rights of ways. Darrel explained that the IWC is responsible for the surface, and we have surface strimming and mowing programmes. However, vegetation e.g. trees and hedges (sides / overheads) are a landowner's responsibility to keep safe and cut back [[this landowner duty is found in the Highways Act 1980 section 154 https://www.legislation.gov.uk/ukpga/1980/66/section/154](https://www.legislation.gov.uk/ukpga/1980/66/section/154)]. However, as a discretionary service the ROW carry out a winter hedge cutting programme to help landowners discharge their duty. By doing this it keeps the ROW network open and passable for the public, helps landowners (and hopefully keeps ROW on good terms with landowners for when ROW need vehicle access over their land to reach parts of the rural off road network or assistance with upgrades etc.). The alternative is that ROW doesn't hedge cut and carries out enforcement on landowners which would not be helpful to anyone for future good working relations and would most likely lead to more of delay in cutting, whilst enforcement was undertaken. Considerable resource (extra staff) would be needed to manage enforcement of all hedge cutting on PRowS, including recovering costs from landowners if they failed to comply with a notice (and RoW had to arrange cutting itself).

Runners using ROW and coming out into main roads, especially at night, visibility at road junctions / safety? Could we ask someone from running club to join LAF or come along?

Any Other Business:

None

Next Meeting

Wednesday 28th January 2026 at 2pm at Branstone Farm Studies Centre

IOW Ramblers Assessment of excepted 'Park' for the LAF

The 2½ miles of coastline between East Cowes Esplanade and Kings Quay SSI conservation area comprise almost entirely of coastal woodland. Western Copse, Norris Wood, Pier Wood and Barton Wood already have useful forest tracks running through them ready to accommodate a truly coastal King Charles III England Coast Path. This will be the first public footpath to provide the East Cowes community access to their local coast and countryside.

One issue is particularly contentious and needs to be clarified. The potential classification of stretches of coastal woodland as Private Parks excepted from coastal access rights. This would mean that the national trail could not be routed along that stretch of coast without landowner agreement and public access spreading room between the trail and the foreshore would not apply.

The 2013 Natural England Coast Path Scheme (Section 8.18 figure 22) provides the legal definition of a Private Park (Full extract attached). This can be outlined as:

'the term park may include landscaped grounds around a --- country house.'

'laid out for - the exclusive recreation and visual enjoyment of the occupants of the house in question and their guests.'

'that the land is still primarily in use for recreation and enjoyment ----'

'that the land is an enclosed area with clearly defined boundaries.'

A designation of a piece of land as an 'Historic Park and Garden' is only indicative that a private park may still exist.

With the benefit of specialist legal advice, the IOW Ramblers have carried out an assessment of this stretch of coastline. We have concluded that only one section of woodland should currently be classified as 'Park' excepted from coastal access rights.

This is the Osborne Estate Paid Attraction Area. Hopefully the new English Heritage management team can find a way to maintain their site's security and accommodate 300m of coast path along their shoreline boundary.

Other stretches of woodland do not meet all the Fig 22 Private Park criteria. This should support both a 300m Osborne shoreline route or a diversion around the Osborne paid attraction that is still routed around the Barton Estate coastline.



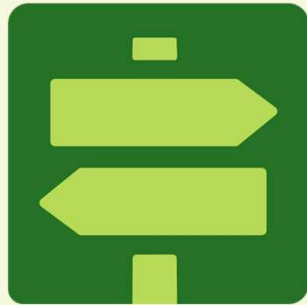
**Isle of Wight
National
Landscape**

Isle of Wight National Landscape

**Landscape Connections
25th September 2025**



Isle of Wight NL



Landscape Connections

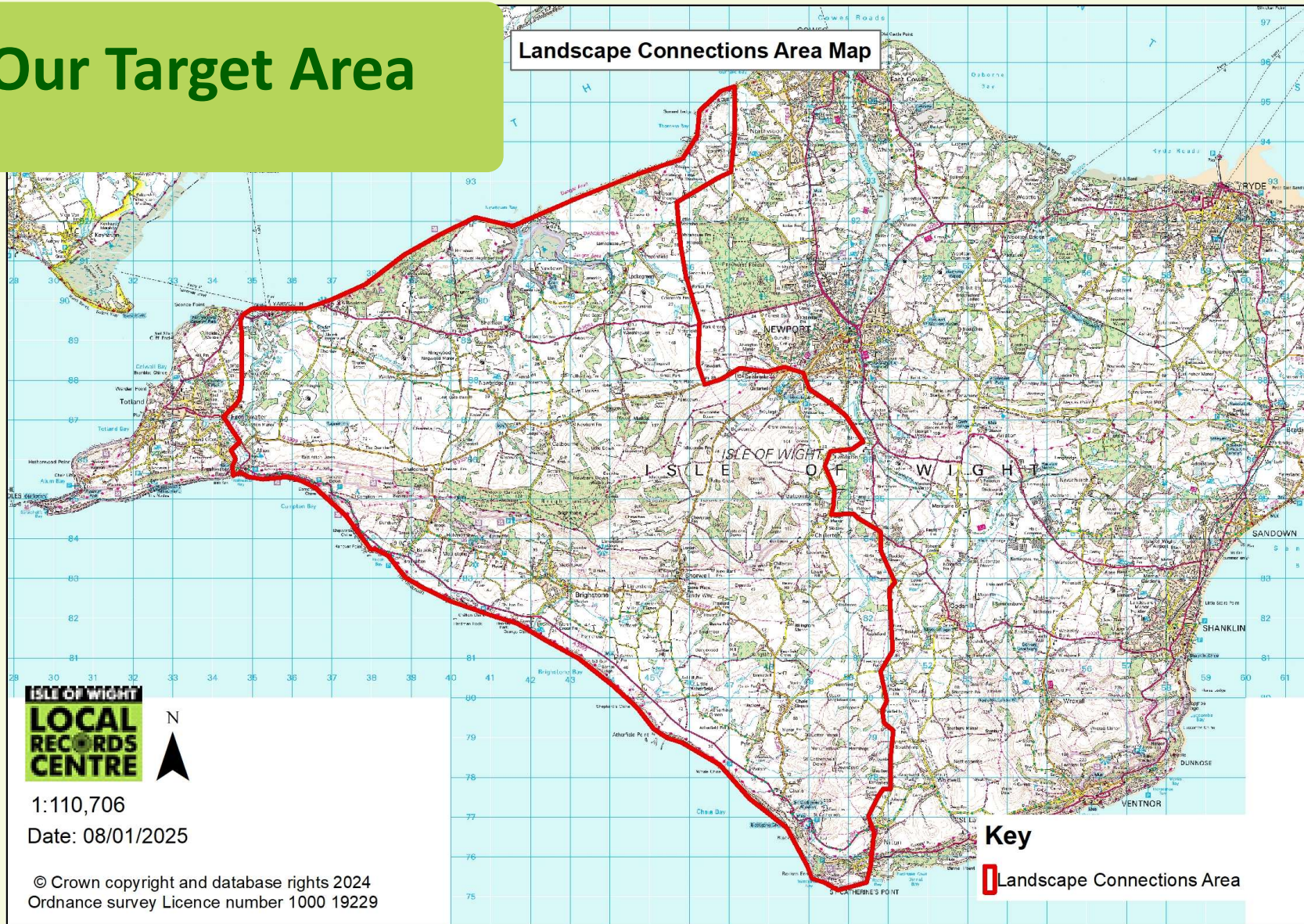
Landscape Connections is a programme from the National Heritage Lottery Fund with the aim to:

- put landscapes into recovery supporting habitats and species alongside rich cultural heritage in better connected, working landscapes. Barriers to access will be removed so everyone feels able to connect with nature and the environment.
- The £ 150m funds are open to Protected Landscapes (National Parks and National Landscapes) in the UK.
- The Isle of Wight National Landscape is one of 34 National Landscapes in England covering 191 sqkm (approximately ½) land surface of the Island
- Communities have important role to play in bringing different sectors together to engage, celebrate, experience and share the diverse contributions to these exciting opportunities



Our Target Area

Landscape Connections Area Map



ISLE OF WIGHT
LOCAL RECORDS CENTRE



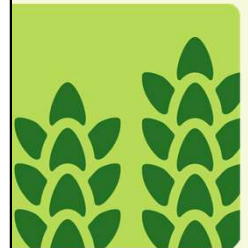
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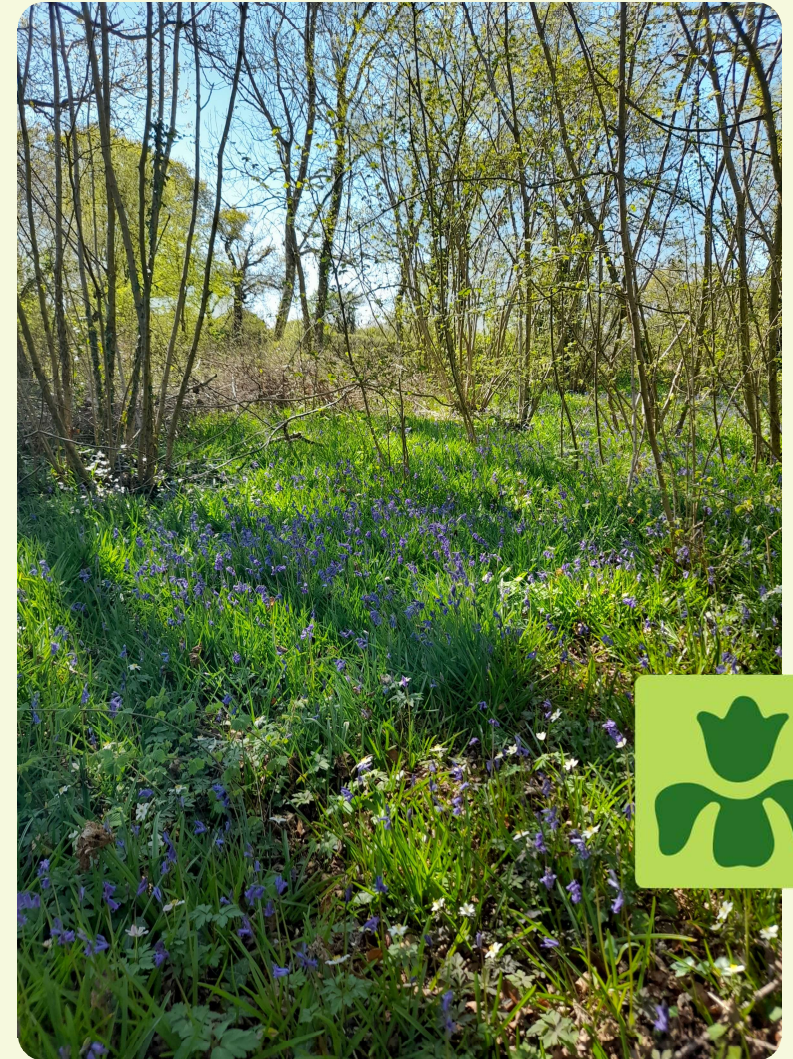
Key

 Landscape Connections Area



Isle of Wight Bid

- IWNL has been working with key stakeholders across the Island to bring a bid together for approximately **£5m** to be spent over **eight** years.
- Twenty organisations and individuals have been meeting over the past ten months to bring a number of priorities and objectives to the bidding process
- This group has formulated the map and wider aims but smaller groups have been looking at:
 - Access and public engagement
 - Community engagement – community councils
 - Farmers and landowners – inc woodlands
 - Cultural and creatives

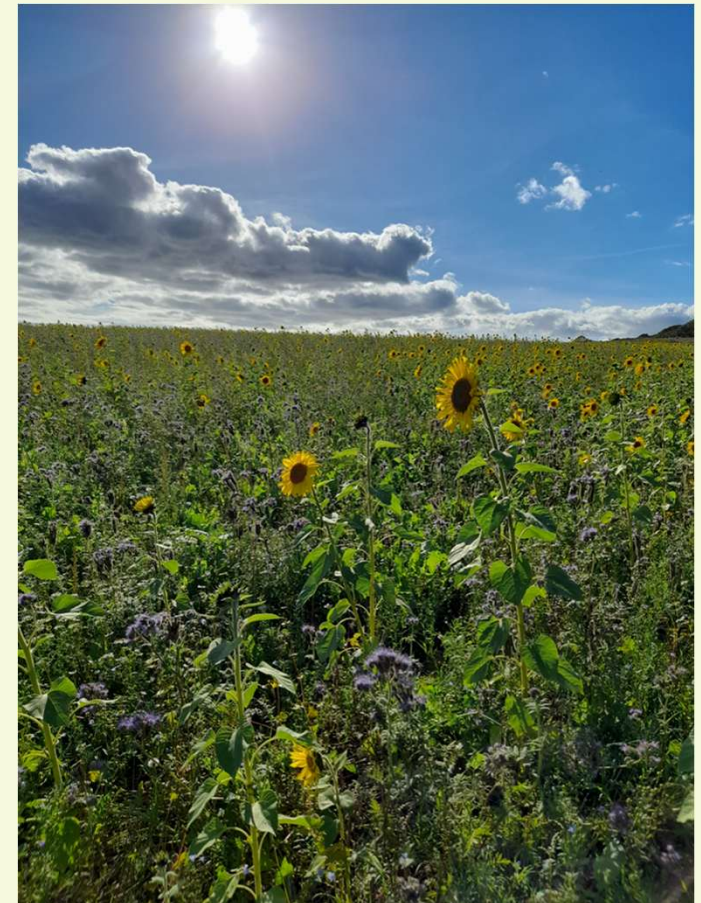


Draft Elements of the Bid

Following discussion, the aim of the bid will be to promote nature recovery through practical action as well as engage audiences with the benefits of landscape to education, well-being and inspiration in line with the IW UNESCO World Biosphere Reserve designation.

The following elements have been highlighted:

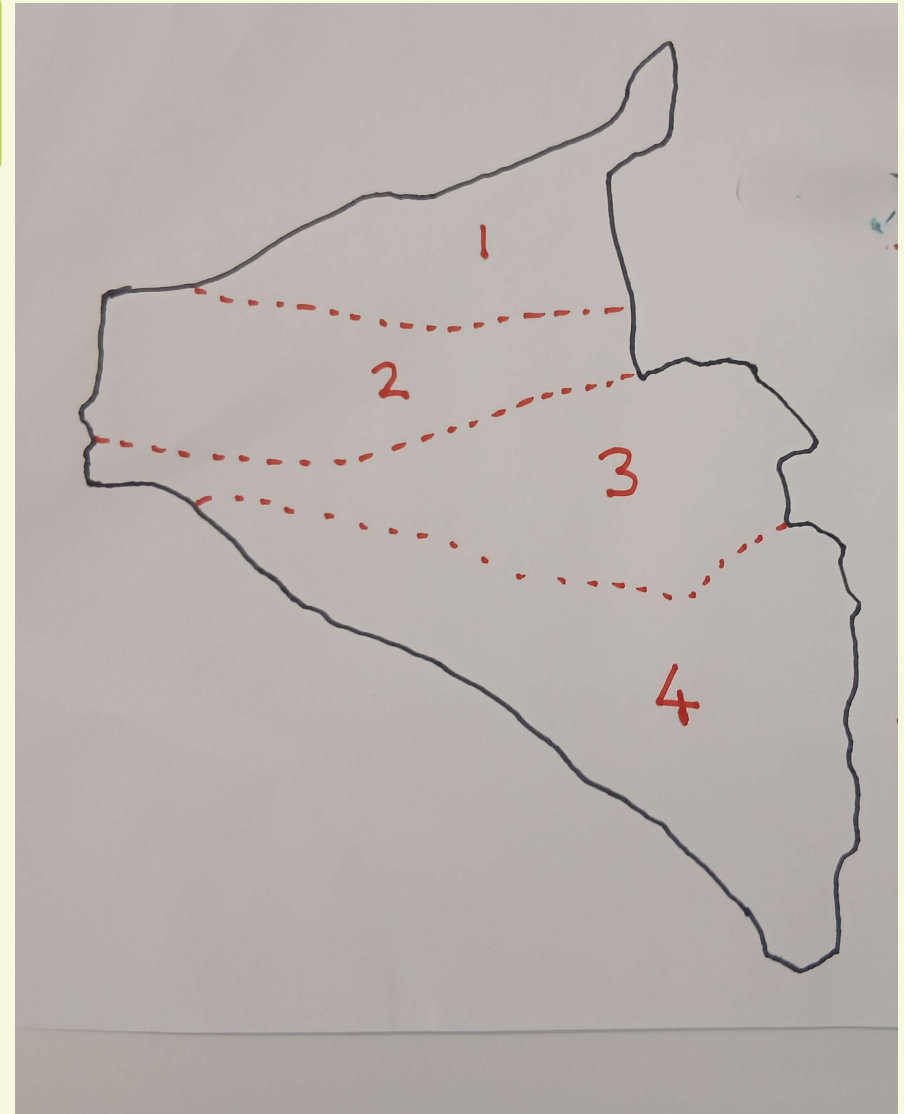
- Recovery of ancient woodland
- Recovery of other important habitats
- Tree nursery and creation of new woodland
- Enhance linear and buffers habitats – watercourses, hedges and field edges / corners
- Community access, engagement, education and celebration
- Citizen science and monitoring



Local Nature Recovery Strategy

LNRS Zones of Activity

1. Woods and meadows (perm pasture)
2. Hedges, buffers and joining woodlands
3. Chalk grassland and ancient woods
4. Hedges, buffers, watercourses, maritime grassland and farmland birds



Other Factors

Development Phase

Following the success of our Expression of interest, NHLF have invited to bid for funds to develop our project.

This bid will be for £ 275,000 and last 18 months and include small pilot projects and research to gauge the 'appetite' of the community for the bigger, wider project.

We will bid for these funds in November 2025 with a start in April 2026.

Delivery Phase

If we are successful then we should be able to look at a delivery phase of eight years starting in autumn 2028. The challenge is to find approximately £ 1m in match-funding (in-kind and cash)



Your Participation

At a local level the individuals and organisations that own and manage land have this opportunity to restore habitats which is a haven for nature.

Community Councils are in a unique position to influence community behaviour by engagement and education in local immersive experiences in the landscape including citizen science, practical conservation work and celebration of their communities.

We would like you to be part of the bid with a collective project reflecting stewardship of the Island's landscape





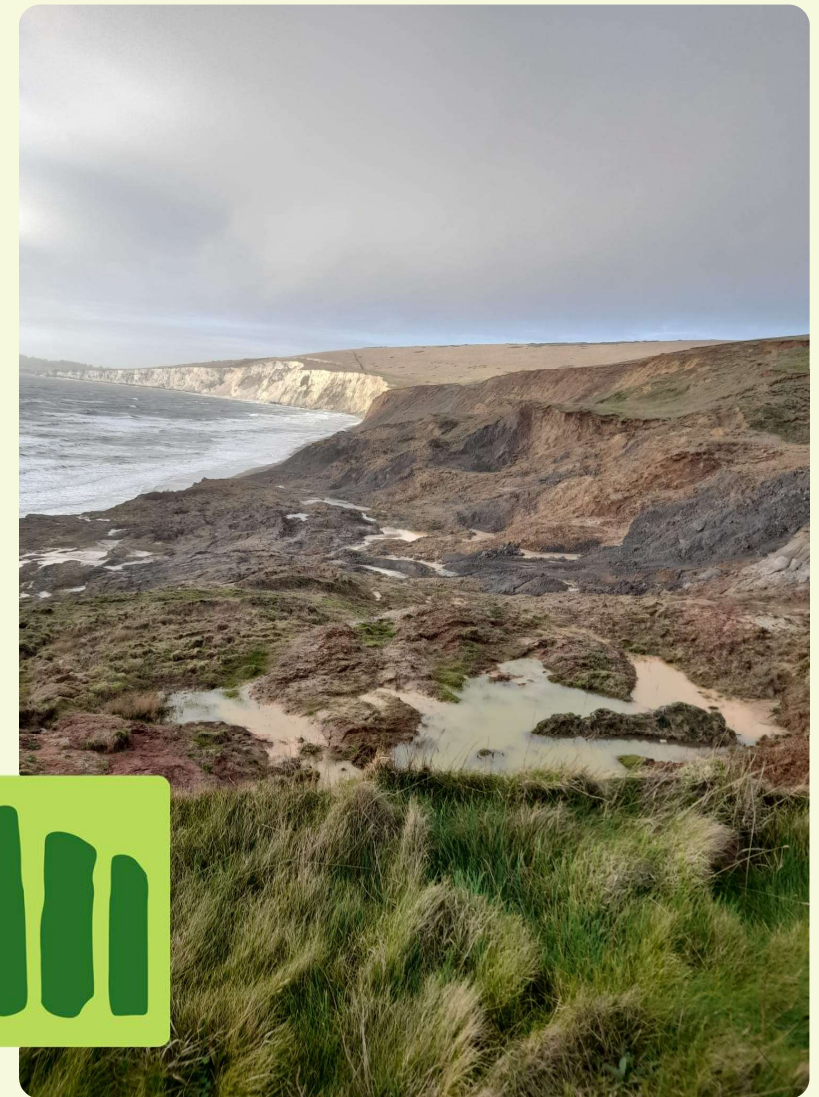
Isle of Wight
National
Landscape



Landscape Connections

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- The £ 150m funds are open to Protected Landscapes (National Parks and National Landscapes) in the UK.
- The Isle of Wight National Landscape is one of 34 National Landscapes in England covering 191 sqkm (approximately ½) land surface of the Island
- Woodland has not received much attention in FiPL our current landowner grant aid. Support has been given with equipment to contractors and volunteers, over 350 trees planted, 2ha of woodland and the charcoal retort



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Isle of Wight
Council

Public Rights of Way

Presentation on Path Closures

Local Access Forum 8 October 2025

Winter Weather

- Mild and very wet winters trend
- Winter of 2023/2024:
 - “was the wettest on record for England and Wales, including the Isle of Wight, and the Met Office reported that this period was the wettest winter in the England and Wales Precipitation Series which dates back to 1766”*
- In addition to usual winter damage to beach access steps and moving fences inland along cliff edge paths, wet weather caused major landslides and scouring of path surfaces

Over 50 Path Closures at March 2024

Public Rights of Way Network: Flooding/Storm Damage Winter 23/24							
Path No.	Location	Damage	Urgent Mitigation (closed barriers, signage)	TTRO	Required Works Notes	Completed Reopened (date)	Cost Actual/Est
A2	Surface	landslip from reservoir development	email to Planning	na			
B840	near sea wall	hole/drain but outside of path boundary	barriered off	Not Required	reported to coastal	NA	NA
BS1/SW25	Shepherds chine	surface / steps	signed closed	Required	New Steps		£4,000.00
BS103	Brook Chine	Steps	signed closed	Required	New Steps		£3,000.00
B558	Grange Farm	Bridge damage	signed closed	Required	New Bridge		ECP
B558	Grange Farm	Bridge lost	Signed Closed	Required	Salvage Bridge		£500.00
B565	Gaggerhill Lane	Surface damage	?				
B559 69	Brightstone Holiday Centre	erosion	Signed closed + barriers	Required			ECP
B57-BS9	Brightstone-Forest	fallen-trees	Not-Required	Not-Required	FC-dealing		NA
CB24	Thorness to Gurnard	landslip	signed closed 01/11	Required			ECP
CB6	Bridge-off New-Road	collapsed-bridge	None	Not-Required	re-build	Bridge-rebuilt	NA
CS31	Medham	surface damage	None Required	Not Required	Resurface		£1,000.00
F13	Brambles Chine Steps	lost bottom flights	signed closed	Required	Replacement		ECP
F37	Freshwater	hole / surface damage	signed closed 31/10	IR/SW closure	? Southern Water		NA
F60	Shippards Chine	Drainage	Not Required	Not Required	Ditching		£1,000.00
GL35	Donkey Sanctuary	Bridge damage	Not Required	Not Required	Fill Hole		TBC
GL62	Batswing Path	Retaining Wall	signed closed 17/11	Required	Retain wall / path		
N131/138	Rowridge, Bowcombe	surface damage (large hole on N136a)	?	Required			
N203	Rowridge, Copse	Surface Damage (extreme)	Signed Closed	Required	Resurface		£20,000.00
N47	off-Maple-Drive	collapsed-bridge	signed-closed	Required	New-Bridge		£2,500.00
N8	Packsfield Lane	surface	Not Required	Not Required	Resurface		£4,000.00
NC30	Apse Reach bridge	surface damage	barriered off	Not Required	infill		£1,500.00
R1	Fishbourne	Surface damage - Fishbourne Lane end	Not Required	Required	Southern Water repair		
R32	Gatehouse Rd/Deacons Ln	fallen-tree	closed signs 31/10/23	na	landowner-dealing	cleared	NA
R35	near-Cuffin	Bridge-damage	?	na	repaired	26/10/2023	NA
R36	Rowlands-land-end	collapsed-bridge	closed signs 26/10/23	Required	New-Bridge		£3,000.00
R104	Nr Ashley Rd, The Springs	fallen tree	?				
R104	Nr the Springs	Tree	?				
R41	back of Chestnut Close	Ditch / path clearance	Not Required	Not Required	in programme		£1,000.00
R47	Off Ladies Walk	Drainage/Surface	Not Required	Not Required	Ditching/Surface		£1,000.00
R88	Gaggen Path, Duver	undermined	signed closed	Required	Infill/Repair		£2,000.00
R91	Seaview	Damage	Not Required	Not Required	Repair		£1,000.00
R92	Seaview Sea Wall	Surface	Not Required	Not Required	Repair surface		£1,000.00
S3	Hamstead Boardwalk	boardwalk damage	?	Required			ECP
S518	Lake-end	fallen-trees	cut-and-cleared	Not-Required	PROW-cut-&-cleared	06/11/2023	NA
SS20	Ninham Withybed	Flooded	closed signs 31/10/23	?			
T22	Alum Bay Steps	potential damage due to landslip	closed signs and barriers	Required	monitor landslip		
T34	Totland pier end	seawall damage / stones	signed closed 13/11/23	Required	coastal dealing		NA
V24	St Martin's Down	landslip	signed closed 03/11/23	Required			£2,500.00
V30	Footpath off Castle Rd	landslip	closed signs 03/11/23	Required			
V50	Tree-near-ORL	fallen-tree	?	na	C&C Groundsells 09/11/23		
V65/66 etc	Bonchurch landslip	TBC	signed closed	Required			
V76	off Whitwell Road	V large tree damage to steps railings	signed closed	Required			
V93a	Orchard Bay	Steps	signed and barriered	Required	replacemnet steps		£2,500.00
B43	Kern	surface	Not Required		surfacing		

Path Erosion and Scouring



Path Erosion and Scouring



Path Erosion and Scouring



Path Erosion and Scouring



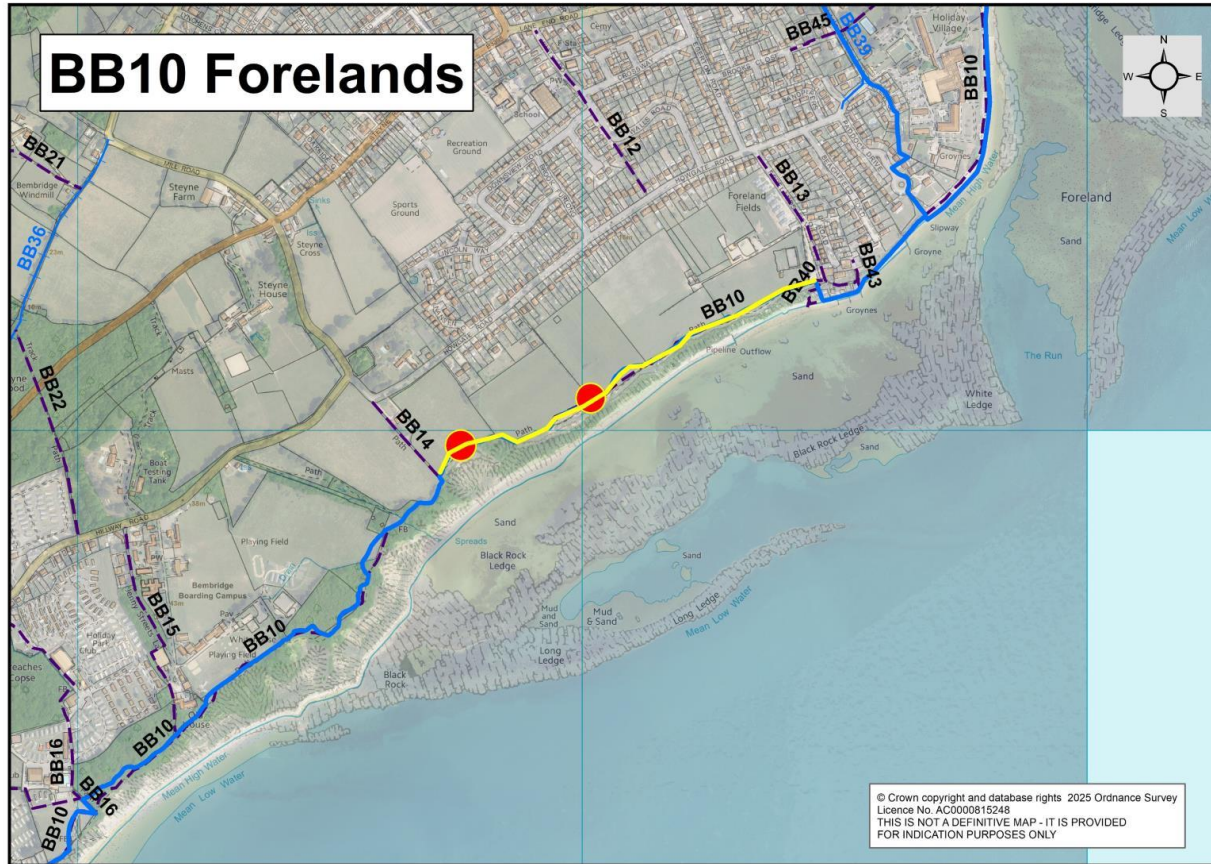
Resource

- Extensive Damage Recognised
- Improved Budget for 2024/25 and 2025/26
- Staffing levels

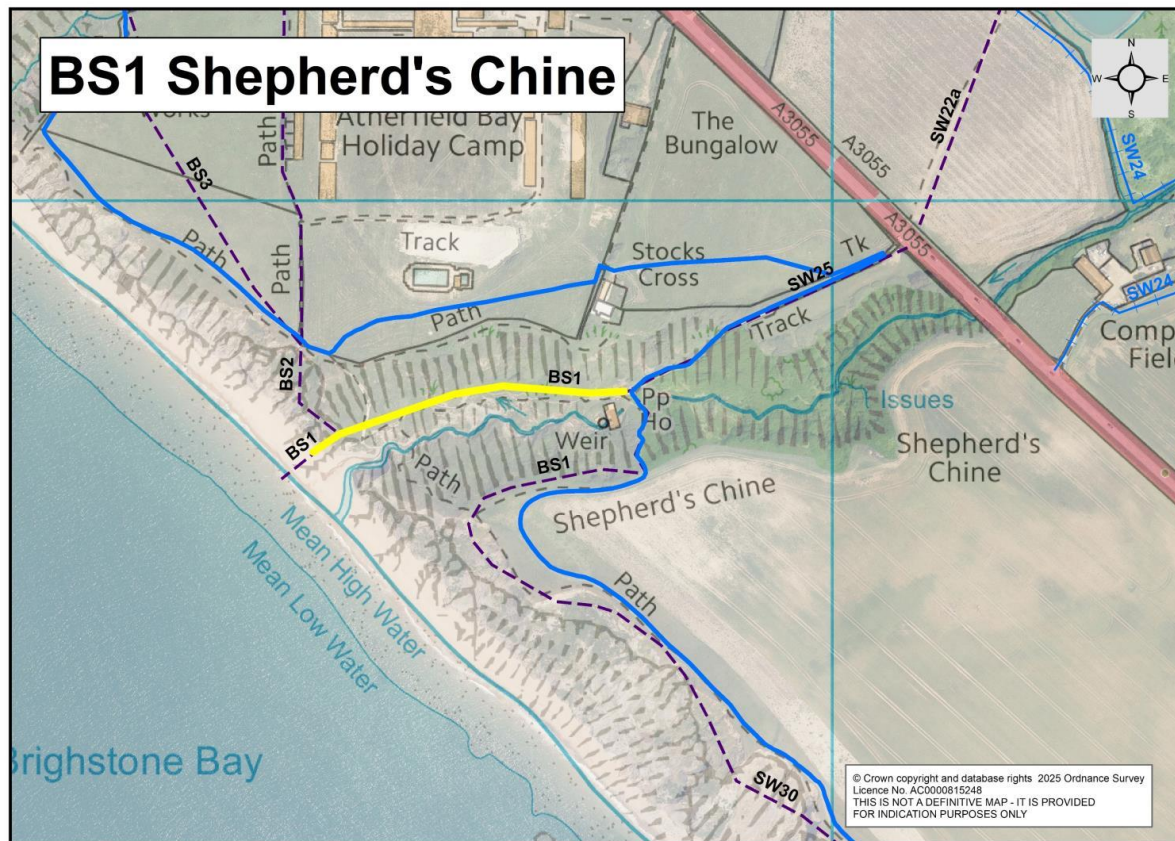
Current Closures (long term)

Location	Reason
BB10 Forelands (IOW2)	Landslip
BS1 Shepherds Chine (IOW4)	Landslip / beach steps damaged
BS58/59 Grange Chine (IOW4)	Eroding chine – loss of bridge
CB24 Thorness (IOW8)	landslip
F35 Military Road (IOW5)	Cliff Erosion /Void
NT46 Beach Cottage	Unsafe structure
R89 Priory Woods (IOW2)	Landslip
S3 Hamstead Boardwalks (IOW7)	Damaged boardwalks/bridges
SS2 (part) – Landslip <u>Lucombe</u> (IOW3)	Landslip
V75 St Lawrence Shute	Landslip
V124 Undercliff Road to <u>Binnel</u> (IOW4)	Landslip
Bonchurch Landslip:	Landslip
SS2 (part) The Landslip	Landslip
V65 The Landslip	Landslip
V65a The Landslip	Landslip
V65c Devils Chimney	Landslip
V66 / V65d The Landslip	Landslip
V67/V65b The Landslip	Landslip
SS73 Osborne Steps	Landslip/cliff erosion
SS74 Appley Steps	Landslip/cliff erosion
V83 Flowers Brook (IOW3)	Landslip/cliff erosion
GL62 Batts Wing Godshill Church	Landslip

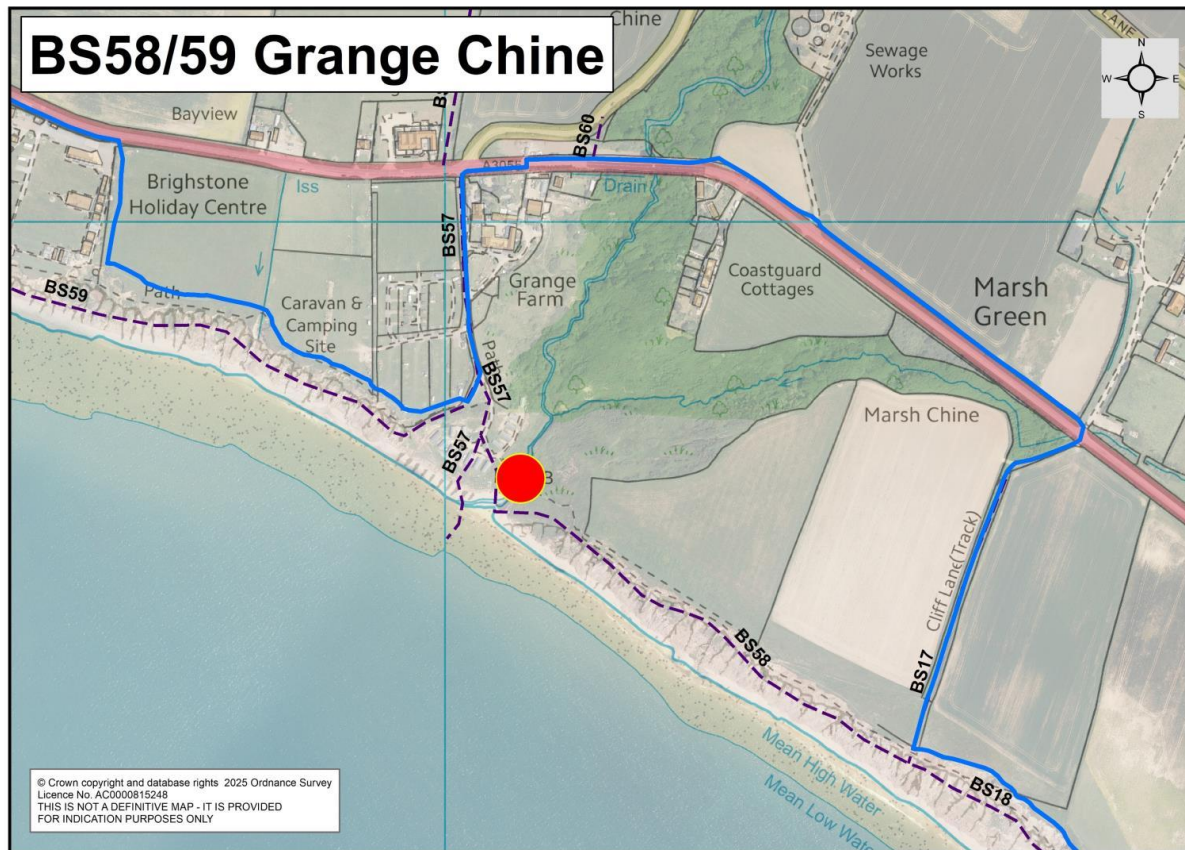
Current Closures (long term)



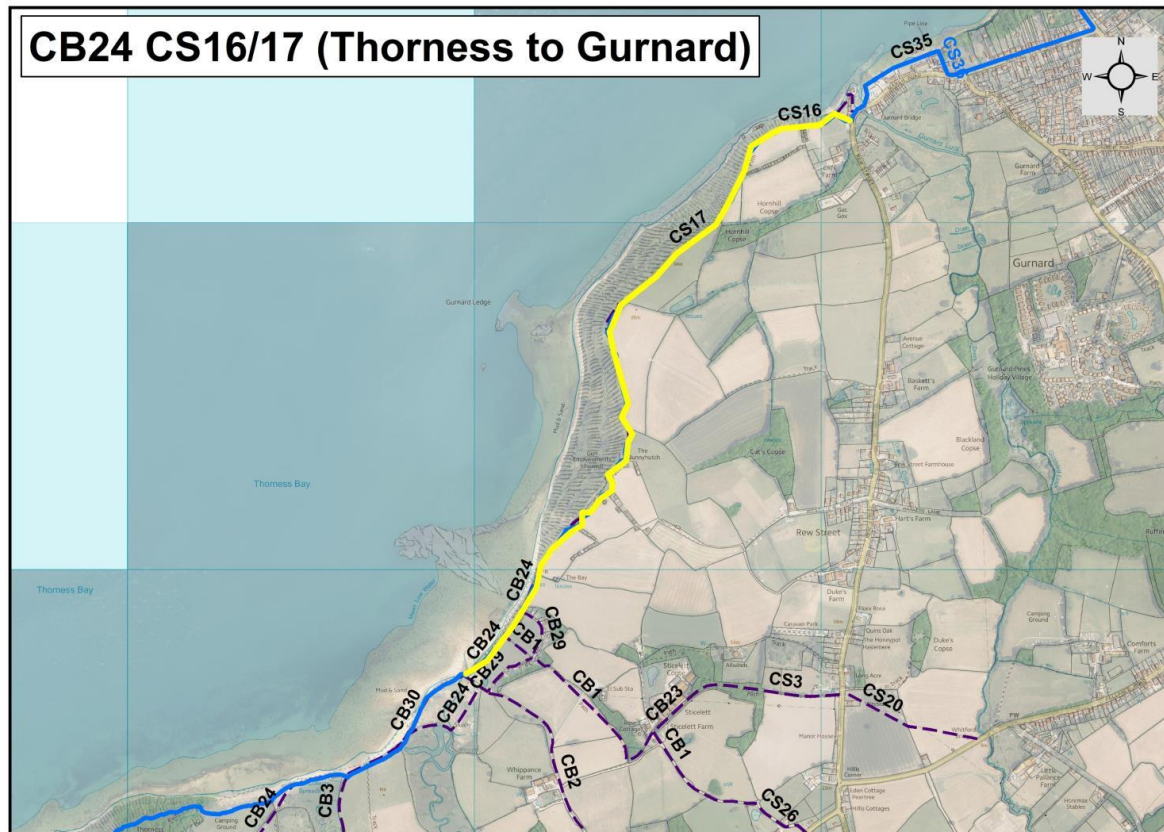
Current Closures Locations



Current Closures Locations



Current Closures Locations



Current Closures Locations



Current Closures Locations



Image shows how close Military Road is to the cliff edge (Image: Gavin Hackshaw)



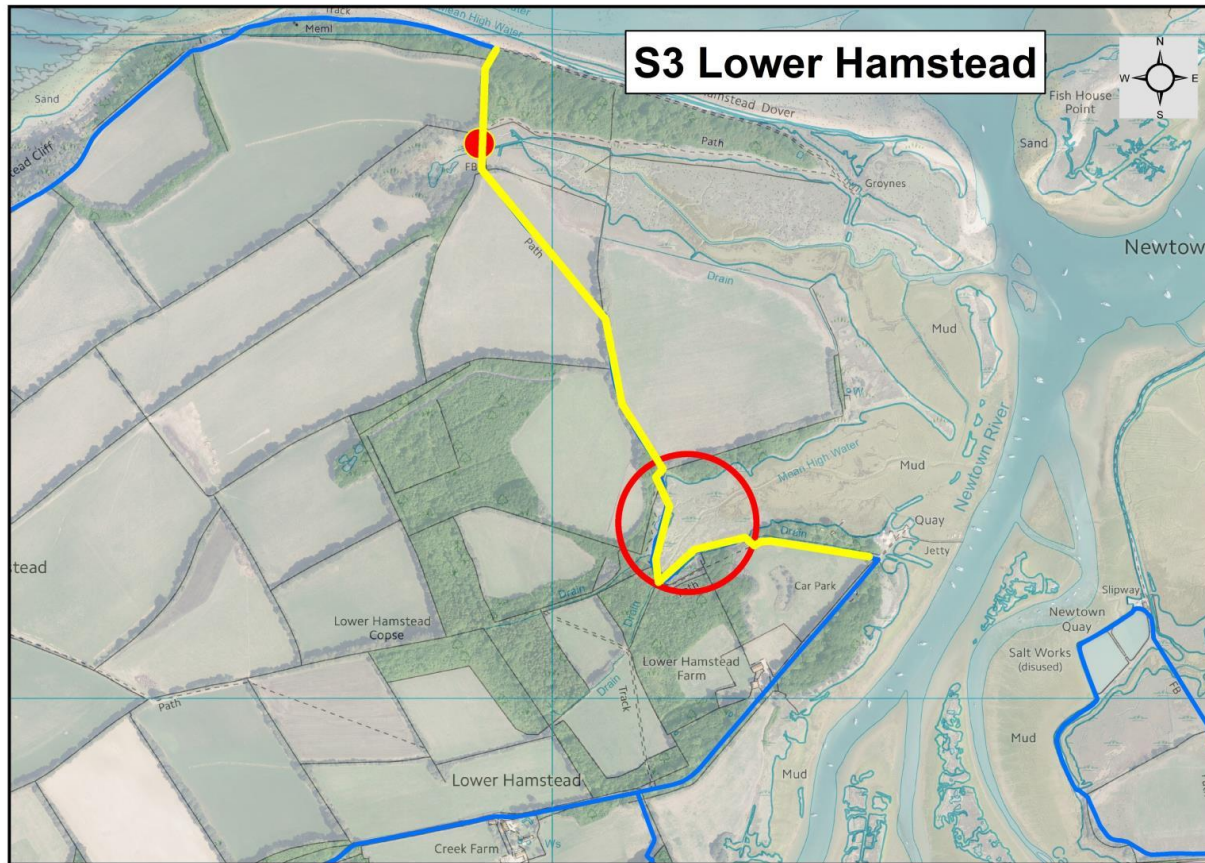
Current Closures Locations



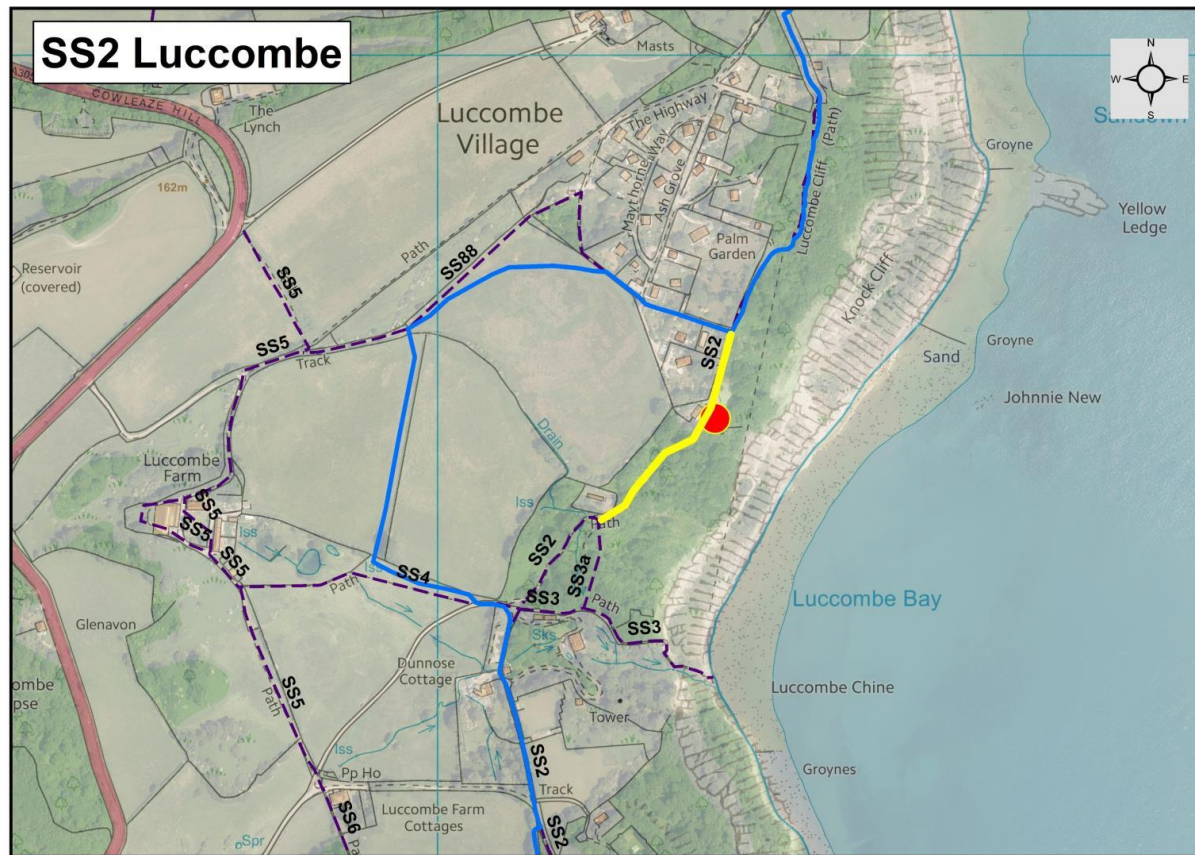
Current Closures Locations



Current Closures Locations



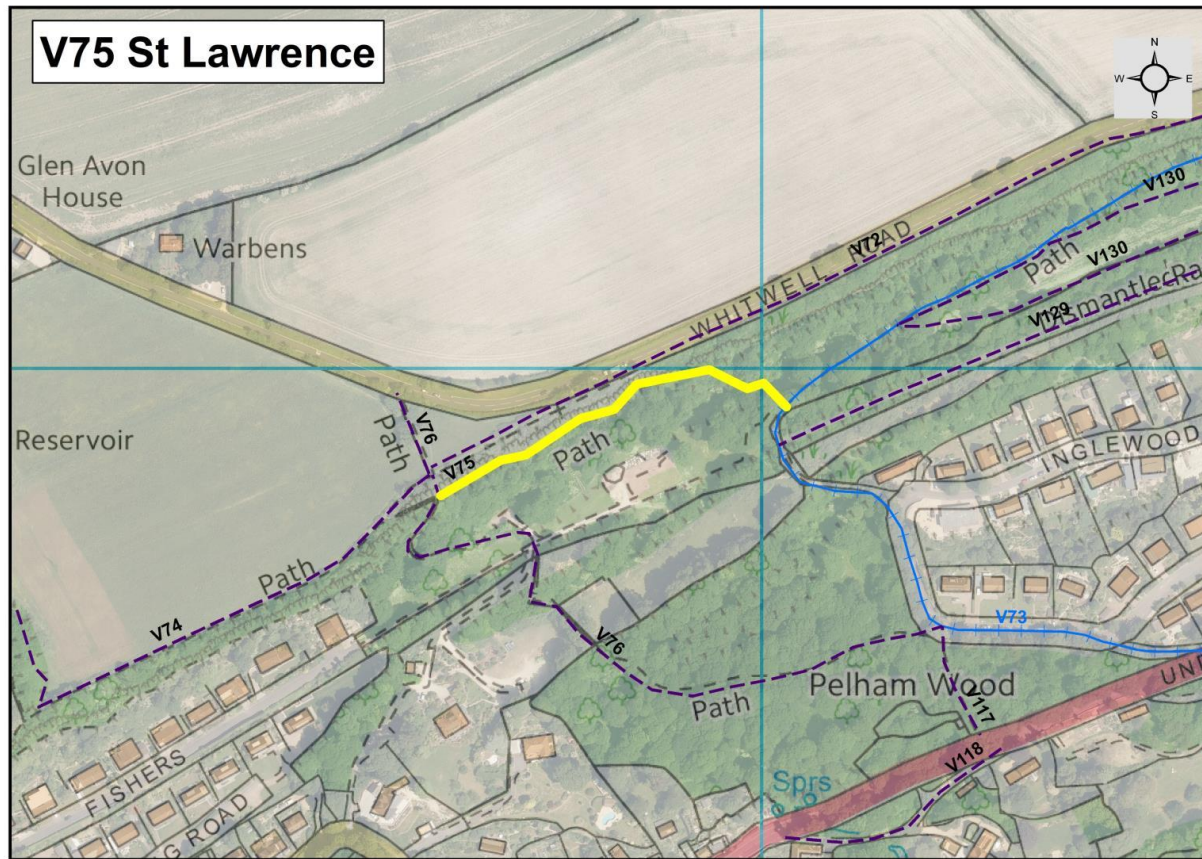
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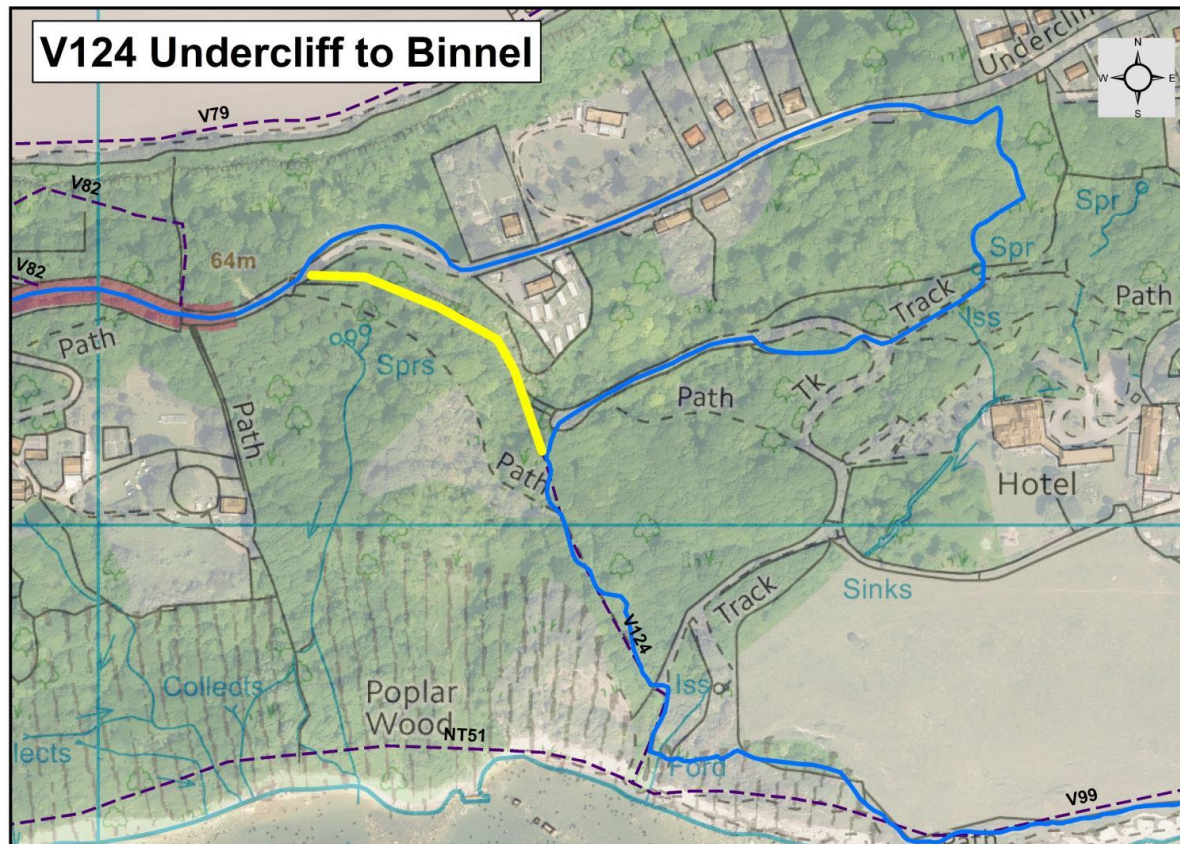
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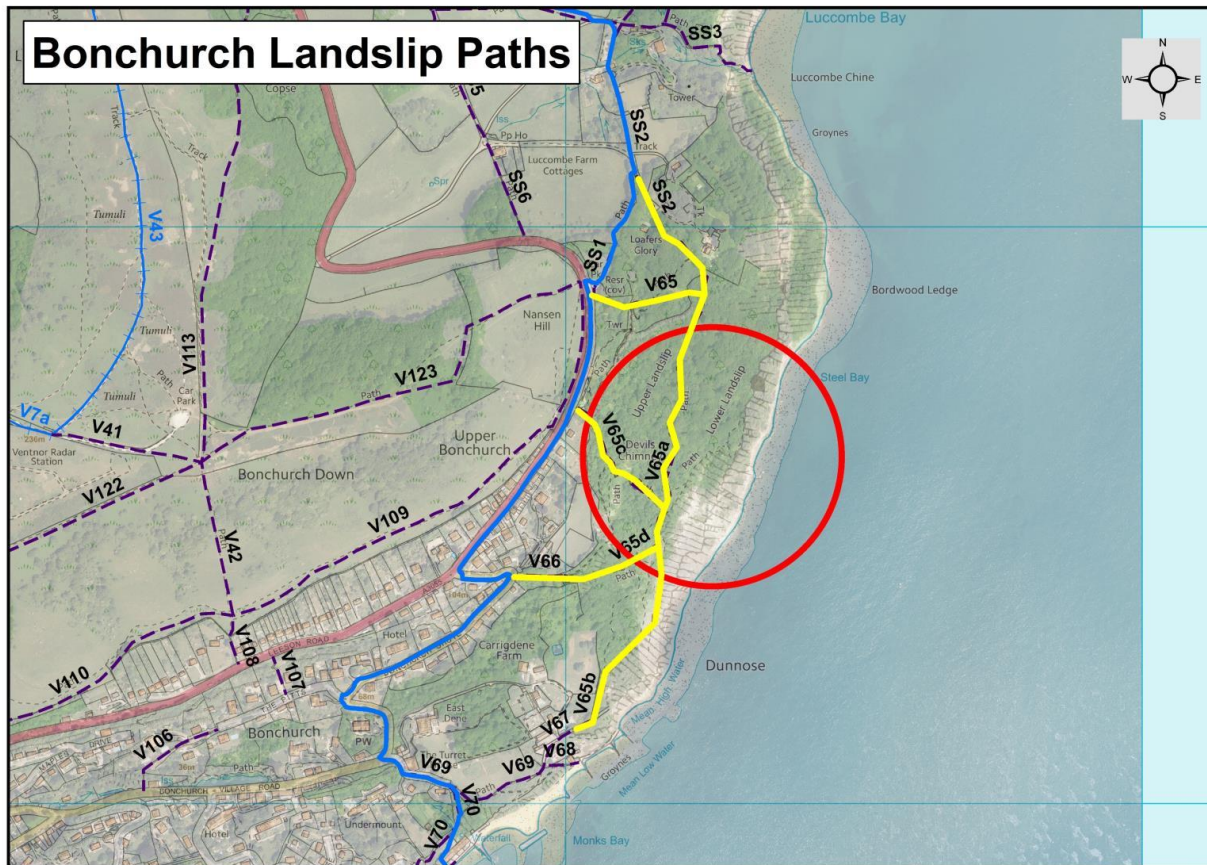
Current Closures Locations



Current Closures Locations



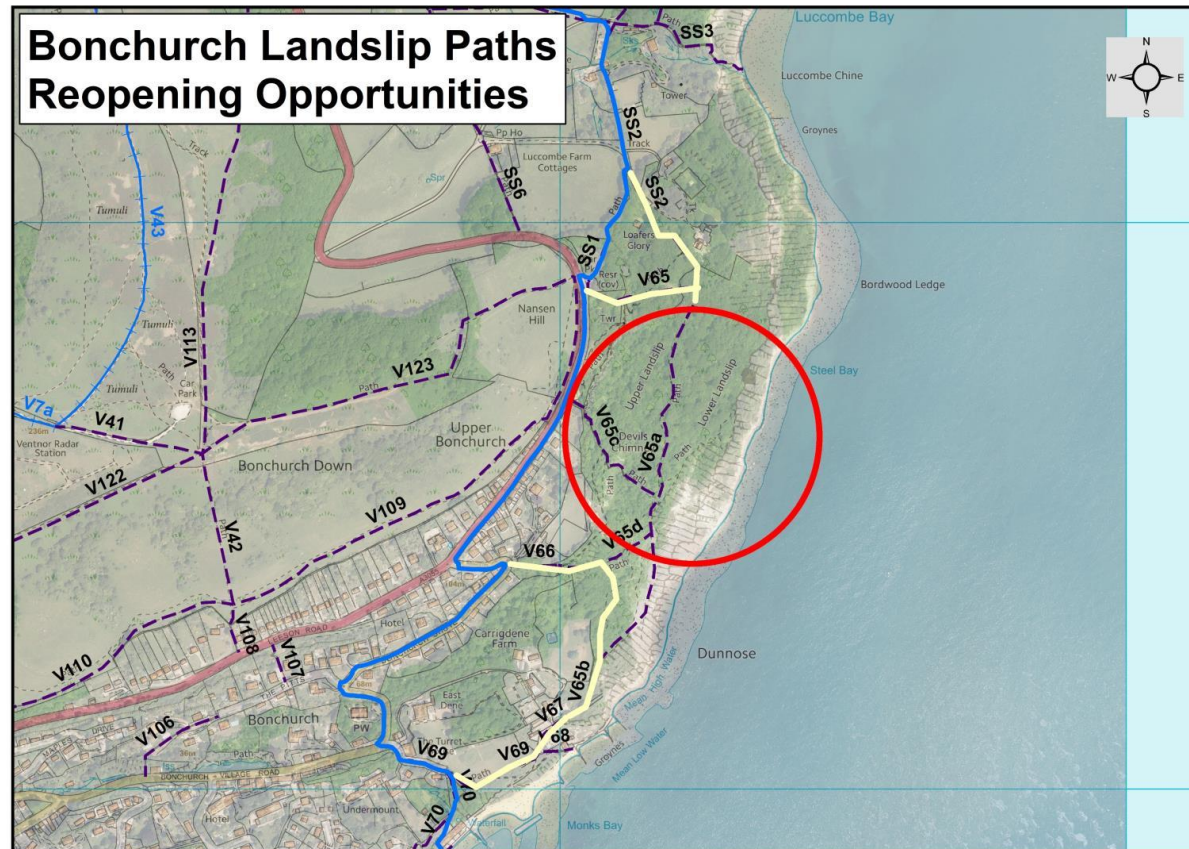
Current Closures Locations



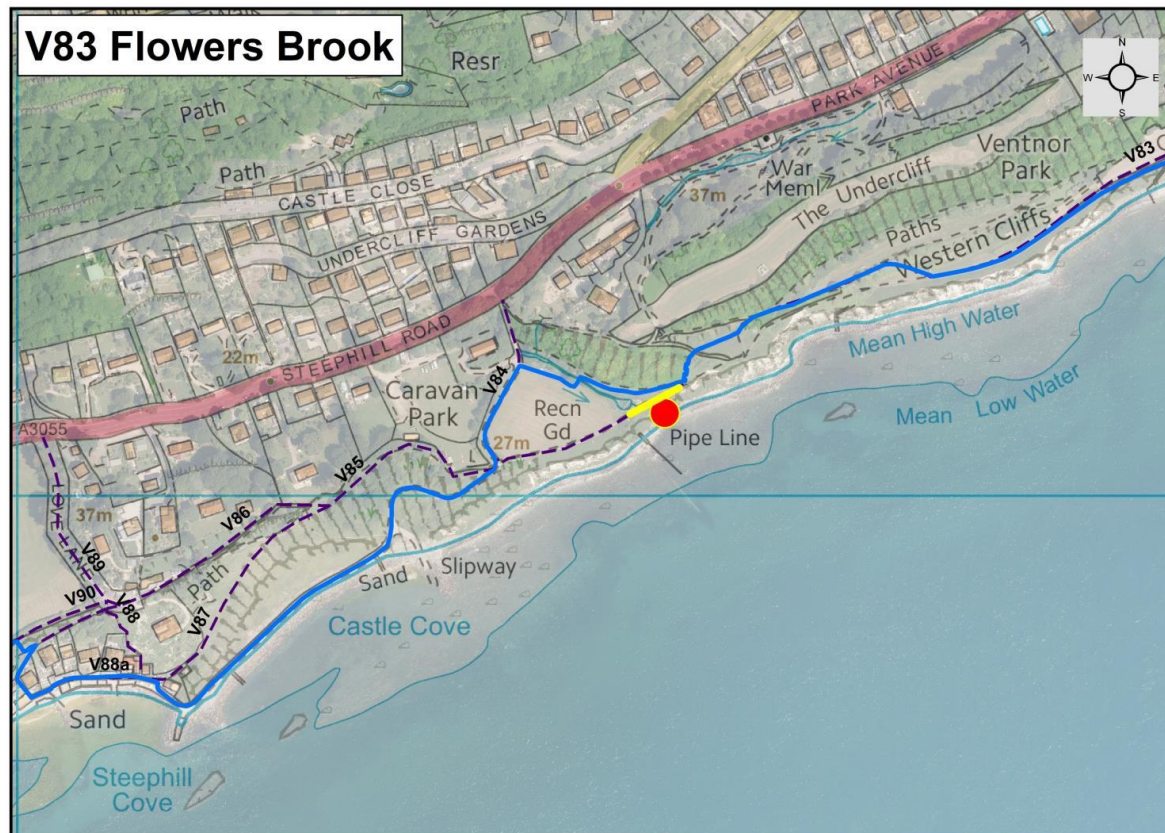
Current Closures Locations



Current Closures Locations



Current Closures Locations





By Email

Councillor Warren Drew (Chair Planning Committee)
and
Mr Oliver Boulter - Manager Planning & Infrastructure

From

**Mr Paul Fuller - Chairman
Local Access Forum (LAF)
Email: paulfulleriw@gmail.com**

Our ref: LAF / non-payment of S106
Date: 14 October 2025

Dear Cllr Drew & Mr Boulter

Formal request for investigation of non-payment of S106 money

[P/00141/16](#) Demolition of clubhouse, chalets, swimming pool, managers dwelling, maintenance and other ancillary buildings; redevelopment comprising 63 units of holiday accommodation, clubhouse, swimming pool and service buildings

And
[21/01129/RVC](#) Variation of condition no 2 on P/00141/16 to allow amendments to approved scheme relating to the swimming pool/clubhouse; reconfiguration of approved units

Atherfield Bay Holiday Camp Military Road Atherfield Ventnor Isle Of Wight PO38 2JD (now called Sandy Lanes)

This letter constitutes formal advice from the Isle of Wight Local Access Forum. The Isle of Wight Council is required, in accordance with section 94(5) of the Countryside and Rights of Way Act 2000, to have regard to relevant advice from this forum in carrying out its functions

As you will know Local Access Forums (LAF) are independent advisory bodies but operate on a statutory basis.

The LAF requests that the Isle of Wight Council planning service updates the LAF why the Section 106 money from planning application P/00141/16 - 21/01129/RVC has not been made available to the IWC Rights of Way service in order that it can reinstate the public beach access steps.

Yours sincerely

Paul Fuller

Chairman
Local Access Forum