

To whom it may concern

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IWC Ref P/01065/15
Your Ref

Contact Planning Administration Team
Date 08 February 2017

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 78

Site Address: Venture Quays/Trinity House Depot & Wharf/Red Funnel Marshalling Yards,
located in vicinity of Dover Road and, Castle Street, East Cowes, Isle Of Wight,
PO32

Description of development: Full planning permission for demolition of Red Funnel ferry terminal, industrial buildings, commercial buildings at Trinity House and properties on Dover Road; closure of Dover Road, western end of Church Path (to the rear of properties on Dover Road) and closure of public access to slipway adjacent to existing ferry link span; proposed Red Funnel terminal building with associated marshalling facilities with accesses off Castle Street; landscaping and fencing; Outline consent for redevelopment of a mix of uses comprising of up to 100 dwellings, up to 1850m² of non-residential floorspace including retail, leisure and commercial premises (Use Classes A1-A5, B1 and B2) and 60 bed hotel; (being treated as a hybrid application)(additional information received 19.1.16)(re-advertised)

Application reference: P/01065/15
Appellant's name: Southampton IoW South of England Royal Mail Steam Packet Co.
Appeal reference: **APP/P2114/W/16/3157690**
Appeal start date: 03 February 2017

I refer to the above details. An appeal has been made to the Secretary of State against the decision of the Isle of Wight Council to refuse to grant planning permission.

The appeal will be determined on the basis of an **inquiry**. The procedure to be followed is set out in the Town and Country Planning Appeals (Determination by Inspectors) (Inquiry Procedure) (England) Rules 2000/1625 (as amended). The inquiry date has not yet been set. You will be advised of the inquiry details in due course.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so on the Planning Portal at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to:

Cont ...

Kerr Brown
The Planning Inspectorate
Room 3/O Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN.

All representations must be received by 10 March 2017. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available for inspection at Council Offices, Seaclose, Fairlee Road, Newport, Isle of Wight, PO30 2QS 8:30am-5:00pm Mondays-Thursdays and 08:30am-4:30pm Fridays.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

Yours faithfully



W Perera
HEAD OF PLACE

This information is available in Braille, large print, tape and community languages from the above offices and Typetalk calls are welcome.

COUNCIL'S REASON FOR REFUSAL

By reason of the loss of existing employment facilities which are important to the economy of East Cowes and the island. The loss of existing employment land, buildings and deep water access would be prejudicial to the sustainability of the local economy and future economic growth in East Cowes. The proposal fails to demonstrate that the mixed use development proposed would not lead to a net loss in employment opportunities and proposals would be contrary to policy SP3 and DM8 of the Island Plan Core Strategy.