

# Pre-Application Statement

*Development of site for housing*

**Seagrove Farm Lane  
Seaview  
Isle of Wight**



**Prepared by**

 **Phil Salmon Planning Ltd**

143 Staplers Road Newport Isle of Wight PO30 2DJ

Tel 01983 559391 Mob 075050 18042

[phil@psplanning.co.uk](mailto:phil@psplanning.co.uk) [www.philsalmonplanning.co.uk](http://www.philsalmonplanning.co.uk)

**January 2017**

## 1. Introduction

1.1 This statement has been prepared in support of a pre-application submission to the Isle of Wight Council. It seeks a planning based technical response from planning officers as to the acceptability of bring the site forward for residential development. A comment from Island Roads has already been received.

## 2. The Site

2.1. The site extends to some 10,000 sqm. It comprises of a grassed meadow and an enclosed allotment/garden area. It is bound on its northern side by Seagrove Farm Road, a private unmade surfaced road, that serves as an access to 11 properties. It also provides access to Seaview Football Club. The existing residential properties of mixed scale and design serve as a backdrop to the site itself. Its western and southern boundaries are characterised by a mix of mature trees and (Oak and Ash) and hedgerows. The eastern boundary is more open and is defined by a footpath that runs between Solent View Road (within the Nettlestone residential estate) and Seagrove Manor Road

2.2. The site owners would wish to retain ownership of a rectangular piece of land abutting the north east boundary, and is therefore excluded from the proposed site.

2.3. The site falls from west to east and presents open views towards Seagrove Bay and the eastern reaches of the Solent. It is bound on two sides by residential development.

2.4. The site is in one single family ownership, who would be the applicants of any future planning application.

2.5. There are a number of important local facilities within close proximity to the site, both within Seaview and Nettlestone. These include the following :

- Seaview local shops (High Street) 420m
- Bus stops (Old Seaview Lane) 200m
- Nettlestone Primary School 500m
- Seagrove Bay beach 245m





***Panoramic view looking eastwards from site towards the Solent***



***View looking towards south west corner of site***



***Properties on Seagrove Farm Lane, fronting onto the site***



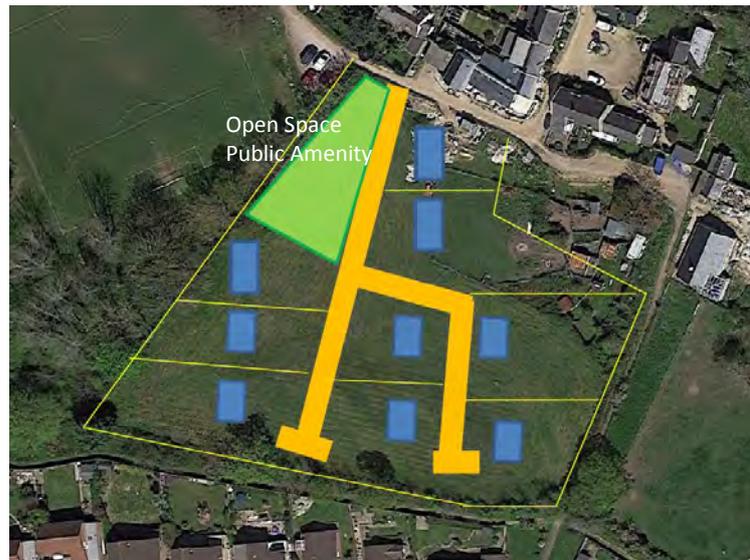
***Eastern Boundary***

### 3. The Proposal

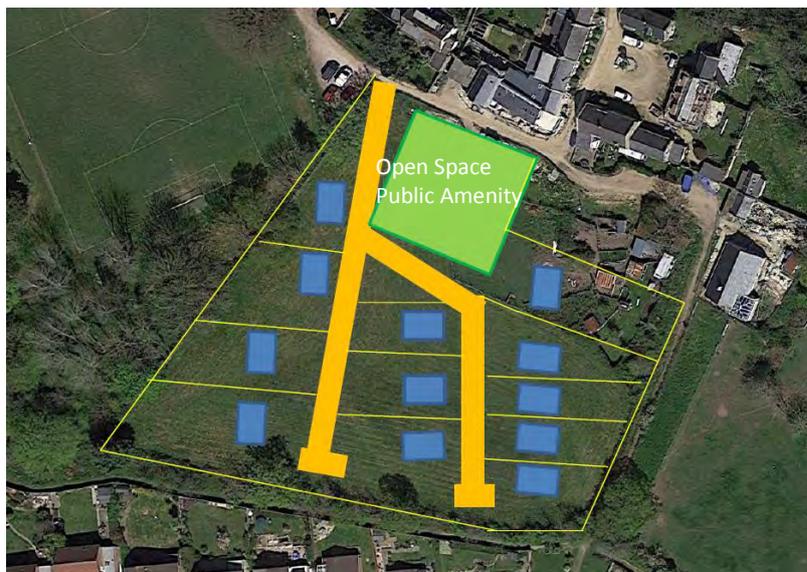
3.1. The proposal is to prepare a planning application seeking consent for a residential scheme.

There is currently no definitive layout. However, it is feasible to deliver a scheme of between 6 and 15 houses, inclusive of an area of open space/amenity landscaping. There is also the potential to provide a communal parking area in support of the Seaview FC site/communal use and further enhanced landscaping.

3.2. Sketch proposals only have been prepared. These are not definitive.



Sketch A



Sketch B



Sketch C



Sketch D

3.3. The site's shape, dimensions and orientation offer a wide scope of layout options. Those shown are far from definitive. However, it is the intention to ensure that any future layout, if taken forward, would take account of landscape amenity, opportunities and landscape enhancement, and any nature conservation interests derived from ecological appraisals.

- 3.4. It is intended for a scheme to be brought forward that meets local housing needs, based on a principle of development value viability. As such, a contribution towards affordable housing could be offered, in line with emerging local authority policies and guidance.
- 3.5. It is acknowledged that existing highways infrastructure could be improved. The advice provided by Island Roads (attached as an appendix to this document) outlines opportunities for road surface and bridleway improvement together with suggestions for compliance with 'manual the streets'. It is intended for a highways consultant to be commissioned as part of a design team tasked with the preparation of a planning application.
- 3.6. The planning application would be prepared within the context of the existing planning policy framework. It is nevertheless acknowledged that the Seaview / Nettlestone area has not been identified as a rural service centre. In this regard, need for the development will be specifically identified to enhance the case in support of approval.

#### 4. Planning Policy Framework

##### *National Planning Policy Framework (NPPF)*

4.1. The NPPF is a material consideration in planning decisions. It states that proposed development that accords with an up-to-date development plan should be approved without delay. At the heart of the NPPF is the presumption in favour of sustainable development. It states that the achievement of sustainable development includes three, mutually dependant elements, namely; economic, social, and environmental. All three of these are pertinent to this application and the provision of units to meet local housing need in a sustainable location.

4.2. The NPPF specifically states :

*For **decision-taking** this means:*

.....

*where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*

- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*

- *specific policies in this Framework indicate development should be restricted.*

4.3 Paragraph 55 of the National Planning Policy Framework states that the local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances.

#### *The Island Plan Core Strategy*

4.4 There are a number of key policies in the Island Plan Core Strategy that are relevant in the consideration of the case for this application. These are as follows:

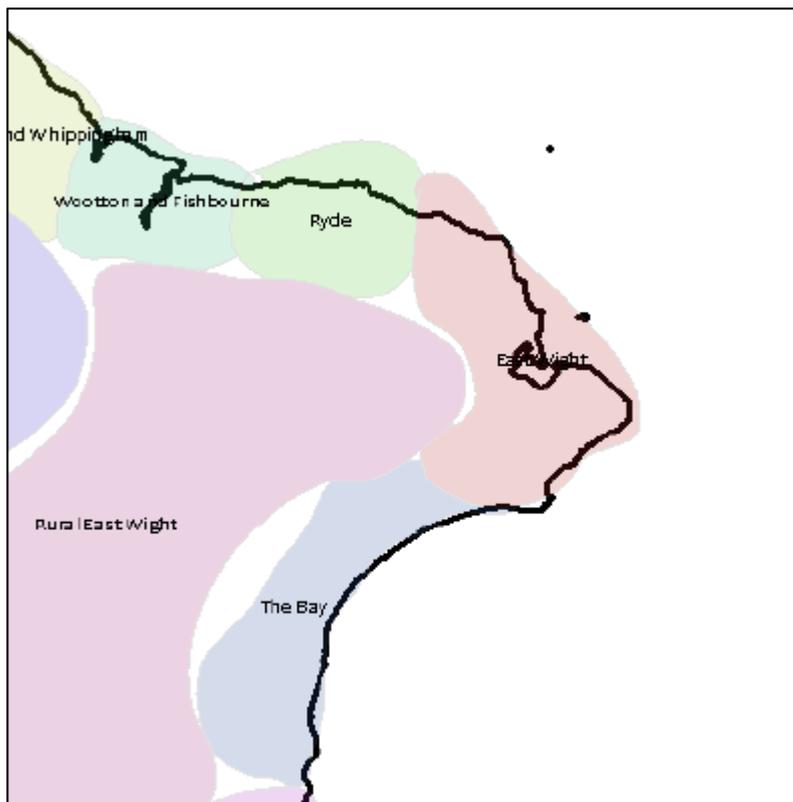
- *SP1 Spatial Strategy* – this sets the Council’s main objective which supports development of appropriate land within and immediately adjacent to settlement boundaries of the Key Regeneration Areas. It prioritises the redevelopment of previously developed land where available. It states that unless a specific local need is identified, development proposals outside of or not immediately adjacent to settlement boundaries will not be supported.
- *Policy SP2 Housing* – this sets out the requirement for housing covering the plan period 2011 to 2027. 8,370 dwellings are expected to be provided. 980 dwellings are expected to be provided through small-scale development at rural service centres and wider rural area.
- *Policy DM2 Design Quality for New Development* – this states that the Council will support proposals for high quality and inclusive design to protect, conserve and enhance our existing environment whilst allowing change to take place.
- *Policy DM12 landscape, seascape biodiversity and geo-diversity* - this states that the Council will support proposals that conserve and enhance and promote the landscape interest of the island. The proposals will be expected to reflect the aims and objectives of the AONB management plan.

## **5. Housing Need**

5.1 The Isle of Wight Council has reviewed the Strategic Housing Market Assessment (SHMA 2014) prior to allocating sites as part of the area action plans for the Medina Valley, Ryde,

and the Bay. The published report commissioned by the Isle of Wight Council, prepared by GL Hearn as an update to the previous strategic housing market assessment, has concluded that there is an annual requirement for 525 additional dwellings per year on the Island. However, the Council has since stated that it is planning no change for the current requirement 520 homes per annum. The position that the Council has announced that it is likely to take, is challengeable and will lead to uncertainty as to what the precise housing need figure is for the Island.

5.2 Seaview and Nettlestone fall within the defined rural East Wight submarket area as defined in the Strategic Housing Market Assessment (SHMA 2014). The area includes Seaview Nettlestone, St Helens, and Bembridge. Both St Helens and Bembridge are defined as a rural service centres in the island plan core strategy, whilst Nettlestone and Seaview are not. These two settlements nevertheless provide important local services and themselves generate new housing need derived from a growing local population.



*Taken from SHMAA 2014 – Island Housing Sub-markets*

5.3 The SHMAA 2014 identifies that the rural East Wight area is in need of 16 new homes (taking account of exiting supply as households move on into different sized homes) to delivered per year until 2036. That is a total of 400 homes.

5.4 The Partnership for Urban South Hampshire (PUSH) that is made up of local authorities and includes the Isle of Wight Council, published the 'objectively assessed housing need update' in April 2016. This document was produced as a background technical paper to support the preparation of a spatial strategy for the push area to 2036. The document draws together evidence regarding housing needs. Paragraphs 6.61 to 6.64 deal specifically with the Isle of Wight housing need. Both sections state the following :

**Isle of Wight HMA**

6.61 The latest demographic information shows a need for 570 homes per year on the Isle of Wight. Using the assumptions in the Oxford Economics Model suggests a higher potential housing need, of up to 708 homes per annum.

6.62 The affordable housing needs evidence points towards a need for between 184-276 affordable homes per year representing between 32-48% of the demographic led projections. Market signals point to modest market pressure, with the Island being more affordable than many other parts of the South East.

6.63 The OAN is clearly sensitive to planning assumptions on employment growth. The latest Oxford Economics figures suggest employment growth over the period to 2036 which is more than double that projected in the previous (2013) econometric forecasts. It also shows a scale of employment growth which does not align particularly strongly analysis of commercial/ occupier demand on the Island.

6.64 We would suggest a cautious approach is applied to the econometric forecasts for the Island, and that subject to further testing, it would be appropriate to identify an OAN for 600 homes per annum on the Island. This is based on the demographic-based need and a 5% upwards adjustment to support workforce growth and improve affordability.

5.5 The only conclusion that can reasonably be drawn from the outcome of the objectively assessed housing needs work for South Hampshire, is that the Isle of Wight housing need is far greater than is currently being planned for in the Island Plan Core Strategy.

5.6 Housing delivery monitoring undertaken by the Local Planning Authority indicates that housing provision is not meeting need on an annual basis, leading to a growing residual

need on top of the planned annual requirement. The community as a whole is losing out on sufficient housing delivery.

5.7 Two very relevant appeal decisions have been made with regards to housing proposals on land south of Hazely Combe, Arreton (APP/P2114/A/14/2219750). The appeal decision that covers one site but two separate applications, raises concerns over the Council's five year land supply for housing and the ability of the local planning authority to meet housing need. It states *"to conclude on housing land supply, the Council can show a five-year supply on paper, but there must be concern about whether it can be achieved. That concern cannot outweigh unduly in favour of the appeal schemes - but must nevertheless go in the balance with other considerations"*. It goes on to state *"the Inspector examining the Core Strategy, in his report of December 2011, accepted that a 5-year supply could be demonstrated but felt that it required the prompt release or allocation of some additional sites through forthcoming Action Area Plans (AAPs) and Development Plan Documents (DPDs). That has not happened – the Council conceded that the earliest possible date for the adoption of any DPD is now late 2015."*

5.8 There remains a considerable need for housing across the Isle of Wight whilst at the same time there is currently concern as to how need can actually be met. The local planning authority has yet to move forward to allocating sites since the adoption of the Core Strategy in 2012. Importantly, this application proposal offers an opportunity for the delivery of a much needed unit of accommodation, within the wider rural area.

5.9 It is arguable, that given the appeal decision for the two schemes at Arreton, as referred to above, and the fact that the Isle of Wight Council continues to review the strategic housing market assessment and distribution without concluding with specific site allocations, the Island Plan Core strategy is out of date. In light of this, the requirements of the National Planning Policy Framework should be applied. In this regard, it states the following :

***For decision-taking this means:***

*.....*

*where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*

- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
- *specific policies in this Framework indicate development should be restricted.*

## 6. Key Planning Considerations and Benefits

### *Location and Principle*

- 6.1 It is accepted that the location of the site is outside of defined settlement boundaries. It is nevertheless within a sustainable location close to important local facilities and within the heart of an area for which there is a growing defined new housing need.
- 6.2 A June 2016 planning consent for the demolition of piggery buildings with their replacement with a new dwelling, recognises the ‘sustainable’ location (the site adjoins this pre-application site. The officer report states the following (P/00533/12):

*The NPPF supports the development of new housing in the context of sustainable development and states that in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. While Seaview is not a defined settlement, it nevertheless is a large rural conurbation that includes a substantial number of houses. The village centre of Seaview comprises a mix of shops, pubs, hotels and a Church. Therefore, while not a defined settlement, Seaview is considered to be one of the more sustainable villages within the wider area, providing a significant number of homes and services to serve them. Furthermore the application site is also located a short drive from the Rural Service Centre of St. Helens.*

*The Core Strategy reflects the guidance contained within the NPPF and states that new development should take place within defined settlement boundaries. The Core Strategy sets three Key Regeneration Areas (The Medina Valley, Ryde and the Bay), two Smaller Regeneration Areas (Freshwater and Ventnor) and a further eleven Rural Service Centres within which new development will be expected to be directed. Areas outside of the identified regeneration areas and service centres are considered to be the Wider Rural Area where unless local need is identified, new development will not be supported.*

*Officers note that the application site is located outside of the defined regeneration areas and Rural Service Centres. Nevertheless, the site features agricultural buildings on the site. The site is within a location which features residential development adjacent to Seagrove Manor Road. Policy SP2 (Housing) identifies a need for 980 new houses within the Rural Service Centres and the Wider Rural Area. In accordance with Policy SP1 a specific local need has been identified and a demonstration of how the proposal would enhance the character and context of the local area has been submitted.*

*Taking the above sustainable context of the site into consideration, that the proposal has demonstrated that the proposal would enhance the character and context of the area, and that the application has been accompanied by a supporting statement highlighting the specific local need to provide a family home in this location, enabling the applicant provide accommodation for his children and live close to the family, as well as to continue to work on the smallholding. As such, officers consider that the proposal is acceptable in principle, subject to the detailed consideration of the material considerations below.*

6.3 Policy SP2 (Housing) requires 980 dwellings to be provided within rural areas, some of which are to provide need in the **wider rural area**, beyond the boundaries of rural service centres. This proposal complies with that aspiration.

6.4 To all intents and purposes, the proposals would comply with the requirements of Policy SP1-Spatial Strategy, and SP2 (Housing) of the Isle of Wight Island Plan Core Strategy.

#### *Mix of housing*

6.5 The site is extensive and offers an opportunity for mixed type and tenure of housing on site. It could provide for open market housing and shared equity housing. It could also make a contribution to affordable housing within the Nettlestone and Seaview area, subject to the viability and confirmation of the Isle of Wight supplementary planning document dealing with an up-to-date policy on affordable housing contributions.

#### *Highways and transport*

6.6 The site is within close proximity to bus stops and regular bus routes. There is also an opportunity for enhancement of existing highways infrastructure particularly the upgrade of Seagrove Farm Lane.

#### *Community infrastructure*

6.7 Seaview football club is a popular local community facility of which the relatively new pavilion has increased demand and visitor numbers. At times of high demand, the pavilion generates high levels of demand for car parking which cannot be met on site. There are opportunities therefore, for the creation of new community parking, as well as enhanced public amenity space and landscaping.

6.8 The applicants would consider a contribution to enhanced open-space/playpark facilities.

## **7. Pre-application Request to Local Planning Authority**

7.1. The officers of the local planning authority are requested to consider the following questions as part of their pre-application response:

- ***Can the approach outlined in this statement be supported as a matter of principle?***
- ***Can officers respond to the potential for both offsite and onsite affordable housing***
- ***Will officers accept the principle of a vehicular access as currently proposed?***
- ***Officers are requested to consider options for site layout, landscaping and amenity public spaces***
- ***Can advice/confirmation be provided as to the form and type of information required in support of a planning application?***

7.2 A pre-application meeting is requested with officers in order to consider and discuss design parameters.

PS January 2017