

# SJC

## PLANNING

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SJC Town & Country Planning Consultancy

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# SUPPORTING STATEMENT

– for –

*Three dwellings on land off Seagrove Farm Road, Seaview*

July 2019

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## 1.0 SITE LOCATION

### Background

- 1.1 This land is situated between Solent View Road and Pier Road, Seaview. It can be accessed from Solent View Road via foot, as well as Seagrove Farm Road by vehicle. The site is surrounded by various housing including Seagrove Manor Farm to the north and Solent View Road to the south as well as an area of woodland to the north.



Figure 1.1 – © Google Earth extract, 2019

- 1.2 Seaview is a highly popular village, well known for a higher than average number of second homes and retirement homes. The proximity to the Solent, together with Ryde and Bembridge are noted as benefits.
- 1.3 Predominant surrounding land uses are considered to be residential.

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## **2.0 CONSTRAINTS OF THE SITE**

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### **Size & Access**

- 2.1 The total area of the site measures 1.05ha (approximately 2.6 acres) and benefits from an established access from Solent View Road. There is understood to be a clear and unhindered right of access from the public highway to and from the site with a footpath from Solent View Road as well as vehicular access from Seagrove Farm Road (the proposed vehicular access).
- 2.2 A separate Transport Note accompanies this submission (written by Valerie Ballorin of Transport Seeds).

### **Services**

- 2.3 The adjoining properties are understood to benefit from connections to services, including electricity, gas and water.

### **Trees & Ecological Designations**

- 2.4 The site has no Tree Preservation Orders, although it is noted that the land to the northeast is an Ancient Woodland and subject to Woodland Tree Preservation Order (TPO/1993/27).
- 2.5 The site is not part of, nor contains a Site Important to Nature Conservation (SINC).
- 2.6 The site is not part of a designated nature reserve.

- 2.7 It would be expected that prior to any planning application being made, a full ecological survey would be undertaken, although there are no protected species known at this time.

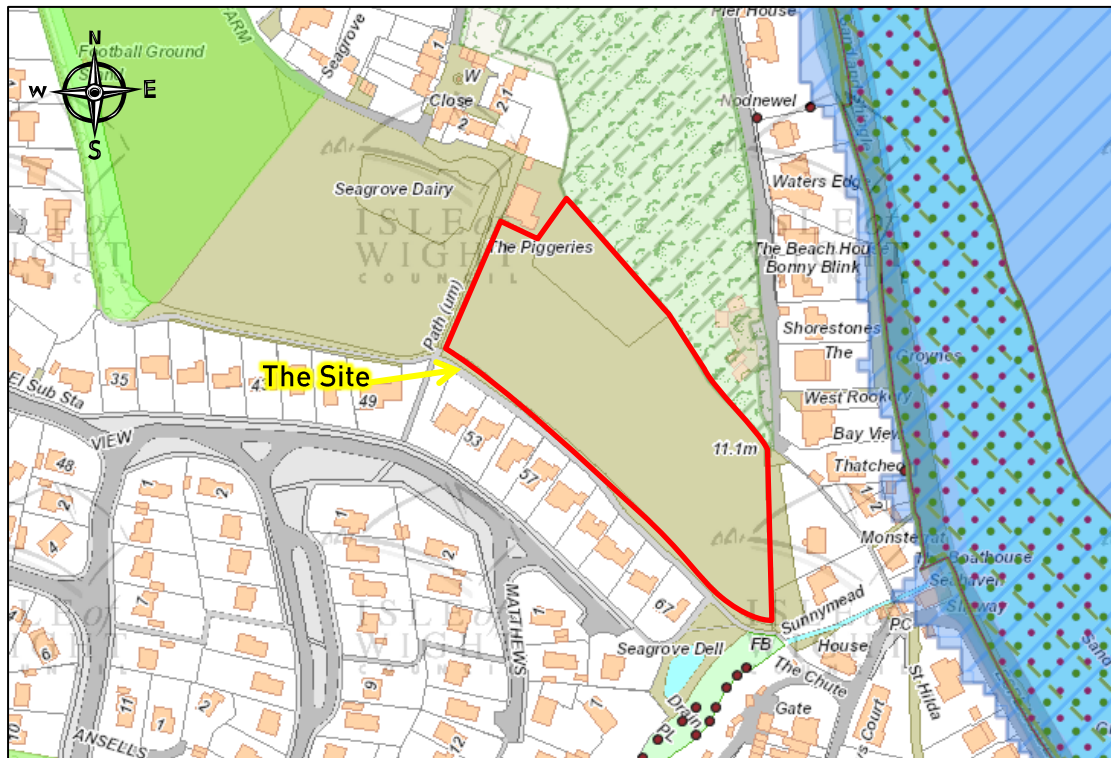


Figure 2.2 – Extract from the Island Plan, highlighting ecological constraints © 2019

### Known Covenants

- 2.8 There are no known covenants which may hinder or prejudice a development from being realised.

### Flood Risk

- 2.9 According to the Environment Agency's online flood risk mapping, there is no likelihood of flooding, as demonstrated by Figure 2.3 (below).



Figure 2.3 – Extract from Environment Agency's Flood Mapping, © 2017

### **Heritage Designations**

- 2.10 The site is not within the Heritage Coast designation.
- 2.11 There are no listed buildings either on the site, or nearby to the site. The site does not form part of a designated Park & Garden.

### **Landscape Designations**

- 2.12 The site is not within the designated Area of Outstanding Natural Beauty (AONB).

### **Likelihood of Development**

- 2.13 This site is being proposed with the intention of proceeding with a residential development in the short to medium term future (1 to 5 years).

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## 3.0 THE PROPOSAL AND PLANNING POSITION

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- 3.1 This submission includes two proposals;
- i. the first is the preferred option for three, large detached aspiration dwellings;
  - ii. the second option is for nine dwellings and reflects the pattern of development along Solent View Road. Layout plans are provided for both options.
- 3.2 Both options leave a green buffer to the north of the proposed access road which will remain as a green space, although for the nine unit scheme the spread of housing uses more of the site and depending on planning officer advice the proposed dwellings could of course be moved.
- 3.3 It is envisaged that the uses for the green buffer area could include a wildflower meadow, extension of the existing woodland or as an area of semi-managed shrub.
- 3.4 The Proposals Map highlights the various land designations and constraints of the site within the immediate and wider context (an extract of the map is provided below, Figure 3.1) with the site itself edged in red.



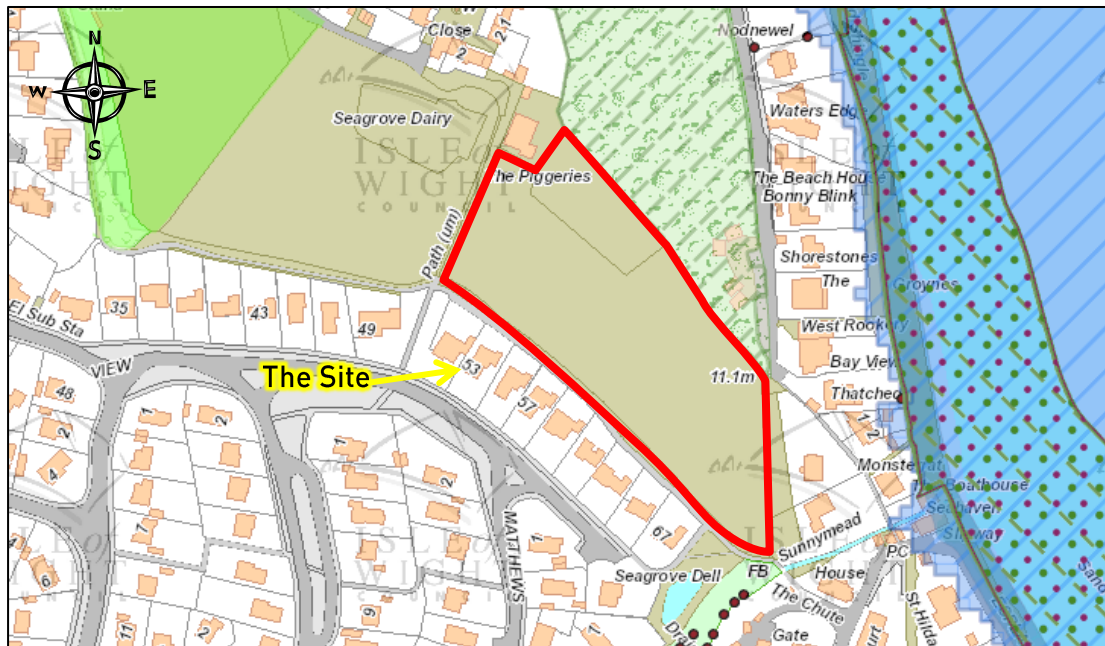


Figure 3.1 – Extract from the Island Plan, highlighting ecological constraints © 2017

3.5 Within the existing Island Plan Core Strategy (Island Plan) the following policy considerations would apply:

- **SP1, Strategic Policy**
- **SP2, Housing**
- **SP5, Environment**
- **SP7, Travel**
- **DM1, Sustainable Build Criteria for New Development**
- **DM2, Design Quality for New Development**
- **DM3, Balanced Mix of Housing**
- **DM4, Locally Affordable Housing**
- **DM10, Rural Service Centres and the Wider Rural Area**
- **DM11, Historic and Built Environment**
- **DM12, Landscape, Seascape, Biodiversity and Geodiversity**
- **DM17, Sustainable Travel**
- **DM22, Developer Contributions**

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## Other Considerations

- 3.6 Although this site is currently outside of the defined settlement boundary, weight and consideration should be given to the demand for housing in the area and the location in relation to the existing built form. In addition to this, the land was put forward as part of the SHLAA 'Call for sites' process in 2017, which considered the site (together with the neighbouring site, which is not part of this application due to different ownership). This process identified the site as appropriate for development, recognising the constraints of the site as well as the benefits in potential to bring this forward. For information, the site was given the local planning authority reference number HA073.
- 3.7 It is understood that the housing need for the Island (covering the period 2020 to 2035) averages at 641 units per year. Obviously this is not one single type, size nor tenure or location and some sites might be more appropriate for a particular style or type of development.
- 3.8 It is also acknowledged that within the draft Core Strategy, aspirational housing needs to be provided to attract professionals and higher income groups (including head teachers, dentists, doctors and health consultants and so on). The proposal for three units when arguably more would physically fit, it to allow the opportunity to provide 'higher end' units with large gardens.
- 3.9 Although it is understood that the current planning framework would otherwise prevent this site from coming forward for a residential development, it is clear within the emerging draft policies that this site represents a suitable and viable proposal.
- 3.10 The site is well connected to the town of Ryde and ferry terminals leading to Southsea and Portsmouth.



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## **4.0 CONCLUSION**

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- 4.1 This site represents a sustainable semi-rural location, being within what is considered to be the boundary of the existing village of Seaview. The site would be suitable for a housing development.
- 4.2 The site is considered to meet the overall aims and objectives of the Island Plan Core Strategy, as well as the National Planning Policy Framework.
- 4.3 If there is any further information that is required, I trust that you will contact me.

***Simon J. Craddock***

**Version      03**