

Pre-Application Statement Submission

Development of site for housing

**Seagrove Farm Lane
Seaview
Isle of Wight**



Prepared by



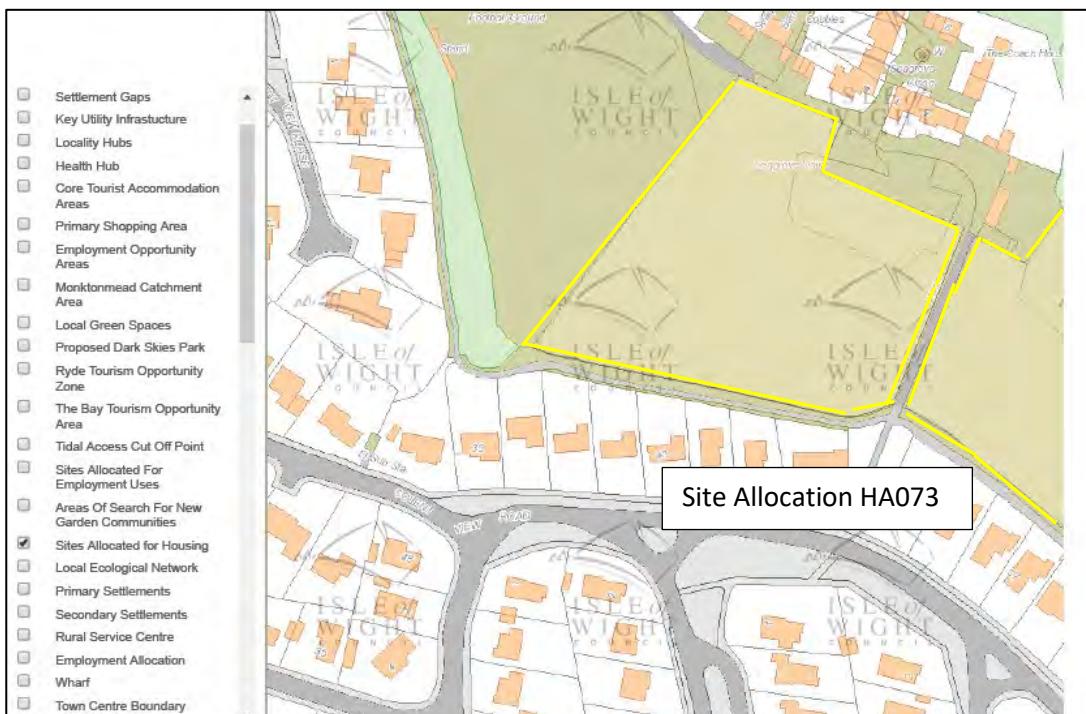
Planning & Development Hub (IW) Ltd

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1. Introduction

1.1 This statement has been prepared in support of a pre-application submission to the Isle of Wight Council for the site at Seagrove Farm Lane, Seaview. It seeks a planning based technical response from planning officers as to the acceptability of bring the site forward for residential development comprising of xx units. A pre-application response to the proposals is also being sought from Island Roads.

1.2 A pre-application response was sought for this site in 2016. Since then, housing need for the Island has been demonstrated to have increased significantly (section section xx below), the site has also been proposed to be allocated for housing in the draft Island Planning Strategy 2018 and forms part of proposed allocation HA073



Seagrove Farm Lane / Land Off Solent Road Site allocation HA073 Island Planning Strategy 2018

2. The Pre-Application 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 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.

2.3. 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



Aerial view of site looking north west

3. The Proposal

- 3.1. The proposal is for a residential scheme comprising of 8 houses (4 semi-detached houses and 4 detached houses). Access would be provided from Seagrove Farm Lane.
- 3.2. The current proposed layout takes account of topography, the protection of existing trees on site (including crown spreads, root protection areas and shading impacts).
- 3.3. Community contributions are being considered including off site contributions to affordable housing and enhancement of Seagrove Farm Lane surfacing.
- 3.4. The layout included in the image below is also supported by CGI images indicating design styles.



Proposed Layout



CGI Street Scene 1



CGI Street Scene 2



CGI Type A Dwelling



Type B Front Elevation - Seagrove Seaview



CGI Type B Dwelling

4. Current 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.

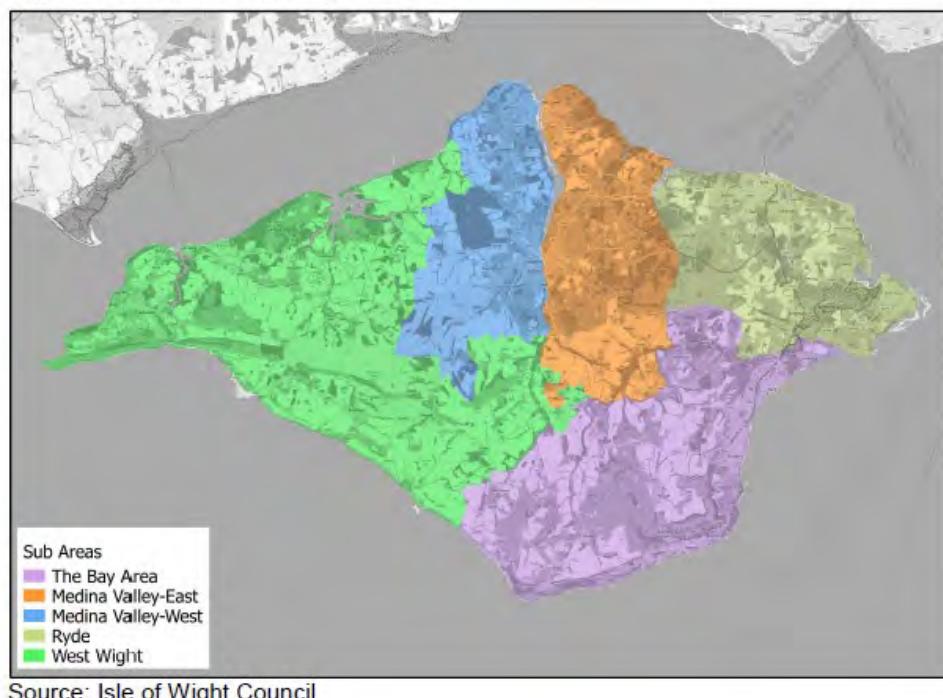
Island Planning Strategy 2018

4.5 The site is proposed to be allocated in the Island Planning Strategy as HA073.

5. Housing Need

- 5.1 The Isle of Wight Council has recently reviewed its Housing Need Assessment (Final Report dated April 2018), published in July 2018. The published report commissioned by the Isle of Wight Council and prepared by GL Hearn, is an update to the previous strategic housing market assessment, published in 2014, and has concluded that there is an annual requirement for 641 additional dwellings per year on the Island. This is an increase of 116 dwellings per year from the 525 units per year figure currently planned for.
- 5.2 The Seagrove Farm Lane site falls within the defined Ryde submarket area as defined in the Housing Need Assessment 2018.

Figure 1: Sub-market Analysis



Taken from Housing Needs Assessment 2018

- 5.3 The Housing Needs Assessment 2018 identifies that the Ryde area is in need of a total of 152 homes per year until 2036. That is a total of 2,740 homes.

Table 7: OAN by Sub-Area (2016-34)

	House-holds 2016	House-holds 2034	OAN (2016-34)	OAN (per annum)	% of OAN
Bay	17,518	20,828	3,615	201	31.3%
Medina Valley	22,460	26,078	3,950	219	34.3%
Medina Valley – East	8,074	9,341	1,384	77	12.0%
Medina Valley – West	14,387	16,736	2,566	143	22.2%
Ryde	15,789	18,297	2,740	152	23.8%
West Wight	7,249	8,373	1,228	68	10.6%
Total	63,016	73,576	11,533	641	100.0%

Source: DCLG, ONS and JGC modelling

- 5.4 The only conclusion that can reasonably be drawn from the outcome of the objectively assessed housing needs work published in the Housing needs assessment 2018, is that the Isle of Wight housing need is far greater than is currently being planned for in the Island Plan Core Strategy.

6. Key Planning Considerations and Benefits

Location and Principle

- 6.1 It is accepted that the location of the site is outside of current 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) currently 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. Greater

weight can also be given to current housing need, as defined by the 2018 Housing Needs Assessment.

Mix of housing

6.5 The site is extensive and offers an opportunity for the mixed type as proposed. 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. Conclusion

7.1. This site represents a sustainable location, adjoining the settlement of both Seaview and Nettlestone. The proposed layout of homes is both contextual, in light of existing surrounding townscape, and effective in achieving a sustainable mix of dwellings.

7.2. In accessing the site, we have taken advice from a highways consultant, Transport Seeds, who have looked at Seagrove farm Lane and have come to the conclusion that this would be an acceptable means of access. The site has direct linkages to a network of footpaths and bridleways.

7.3. The proposal meets the aims and objectives of the Island Plan Core Strategy, as well as the National Planning Policy Framework. This is the type of site that should be promoted in order for the Isle of Wight to meet its housing needs targets, both current and future.

7.4. This pre-application is being funded by a promoter who is keen to bring the site forward as soon as possible. This confirms the site can be delivered for residential housing the next two or three years by respected local business.

7.2 A pre-application meeting is requested with officers in order to consider and discuss the proposals and next steps.

PS March 2019