


PRE-PLANNING APPLICATION ADVICE - RESPONSE FROM PLANNING		
Application Reference		G.0069.19
<p>Please note: There are limits to the pre-application advice that can be given by officers. The pre-application advice service is not a passport to getting permission for unsuitable planning proposals. The final decision on planning applications is made by council members or senior officers. It can only be taken once a formal planning application has been received and consultations have been carried out with adjoining occupiers, those bodies which the council has a statutory requirement to consult and other interested parties. You should therefore be aware the council's officers are unable to give any guarantees about the decision that will be made on an application.</p> <p>The pre-application advice provided is based on the information that you submitted. Formal planning permission will be the subject of publicity and consultation in accordance with the council's procedures. These and other matters which may subsequently come to light could result in additional issues being raised that are relevant to the outcome of the application.</p>		

Agent Details	
Title	Mr
Forename	Simon
Surname	Craddock
Building/house name/number	12
Street Address	Kings Road
Town Name	East Cowes
County	Isle of Wight
Postcode	PO32 6SE

Application Site Address	
Building/house name/number	Land adjacent Solent View Road
Street Address	Solent View Road
Town Name	Seaview
County	Isle of Wight

Postcode	
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Description of the Proposal

Proposed development of residential units.

Option 1- 9 detached units
Option 2- 3 detached units.

Pre-Application Advice (Please note the amount of advice will likely relate to the scale of the proposal)

Planning Officer's name	Bishop, Maria
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General comments:

The proposed development relates to the following plans:

190801 Site Plan Scheme 2
190801 Site Plan Scheme 5
Land at Seaview (A4)
Supporting Statement
Transport Scope.

This response has been provided on the basis that a 'Gold' pre-application enquiry has been selected and therefore a site visit to the parcel of land has been carried out prior to this response.

Relevant policies:**National Policy****National Planning Policy Framework**

- Section 5 – Delivering a sufficient supply of homes
- Section 7 – Achieving well-designed places
- Section 11: Making effective use of land.
- Section 12: Achieving well designed places.
- Section 15 - Conserving and enhancing the natural environment

Island Plan Core Strategy

SP1	Spatial Strategy
SP2	Housing
SP5	Environment
SP7	Travel
DM2	Design Quality for New Development
DM7	Social and Community Infrastructure
DM10	Rural Service Centres and the Wider Rural Area
DM12	Landscape, Seascape, Biodiversity and Geodiversity
DM17	Sustainable Travel

Supplementary Planning Documents

Guidelines for Parking Provision as Part of New Developments Supplementary Planning Document

The Guidelines for Parking Provision as Part of New Developments Supplementary Planning Document (SPD) was adopted by the Isle of Wight Council at its Executive meeting on Thursday 12 January 2017 and came into force on 23 January 2017. The document sets out the expected parking provision for motor vehicles and the minimum number of cycle parking spaces required for all use-classes as part of new development, as well as the infrastructure requirements for electric vehicles. It also signposts other sources of information in relation to general design and dimensions of parking provision as part of new development. I would advise you view this document prior to any submission as the Zone 2 guidelines would be relevant to your proposal – please see the following link for relevant information:

<https://www.iwight.com/Residents/Environment-Planning-and-Waste/Planning-Policy-new/Supplementary-Planning-Documents/Guidelines-for-New-Development-SPDs>

Guidelines for Recycling and Refuse Storage in New Developments Supplementary Planning Document

The Guidelines for Recycling and Refuse Storage in New Developments Supplementary Planning Document (SPD) was adopted by the Isle of Wight Council at its Executive meeting on 12 January 2017 and came into force on 23 January 2017. The document seeks to ensure that new developments include suitable provision for the storage of recycling and waste containers and ease of access to collection points as well as adequate access for refuse collection vehicles. Any application will need to conform with these guidelines – please see the following link for relevant information:

<https://www.iwight.com/azservices/documents/2779-Guidelines-for-Recycling-and-Refuse-Storage-SPD-v1.pdf>

Affordable Housing Contributions SPD

The Affordable Housing Contributions Supplementary Planning Document (SPD) was adopted by the Isle of Wight Council at its Executive meeting on 15 September 2015 and came into force on 24 September 2015 with a revised Affordable Housing SPD setting out the LPA's updated proposed approach towards the collection of financial contributions for affordable housing through the planning process adopted in March 2017. Please see the following link for relevant information:

<https://www.iow.gov.uk/Residents/environment-planning-and-waste/Planning-Policy-new/Supplementary-Planning-Documents/Contributions-Related-SPDs>

Solent Recreation Mitigation Partnership Financial Contribution

The application site is located within the identified Solent Special Protection Area buffer zone. As of 1 April 2018, the full Solent Recreation Mitigation Strategy is being used by the Isle of Wight Council, in terms of requiring mitigation for impacts on the Solent Special Protection Area, as a result of increased recreational pressure from certain types of residential development that are located within 5.6km of the designated Solent Special Protection Areas.

<http://www.birdaware.org/strategy> (page 16 of the Bird Aware Solent Strategy document specifically sets out information regarding developer contributions)

Constraints

- Wider Rural Area
- Undeveloped/greenfield site
- Trees

- Adjacent to designated Open Space (to the west/north-west – land which includes the football pitch)
- SPA Buffer Zone

Principle of development:

Policy SP1 sets out the overarching spatial approach to the location of new development on the Island and states that the Council will support development on appropriate land and sets a hierarchy of settlements beginning with three key regeneration areas (The Medina Valley, Ryde and the Bay), then two smaller regeneration areas (Freshwater and Ventnor) and finally a further eleven rural service centres within which new development will be expected to be directed.

The Island Plan Core Strategy also seeks to restrict new residential development in rural areas and requires new development to take place within defined settlement boundaries in order to direct development to the most sustainable locations. This proposal in this instance falls outside of a settlement boundary and the Council will not support development proposals unless a specific local need has been identified.

Policy SP1 also highlights that in all cases development on non-previously developed land will need to clearly demonstrate how it will enhance the character and context of the local area and therefore the layout, retention of the green gap and high-quality design of the dwellings would be essential, along with providing benefits such as the financial contributions/improvements to the rights of way etc.

Policy SP2 of the Island Plan Core Strategy further identifies that the Council is planning for 8,320 new dwellings across the Island within the plan period of 2011-2027 and that, broadly speaking, 980 of those dwellings would be expected to be smaller scale development within the Rural Service Centres and wider rural area. It is further set out that the Council expects smaller scale development to:

- Meet an identified local need;
- Demonstrate that deliverable previously development land is not available within the settlement boundary;
- Be commensurate to the size, scale, design and character of the settlement;
- Not significantly adversely change the size, scale, design and character of the settlement; and
- Be sustainably situated close to local services and facilities.

Policy SP2 states that regardless of land potentially being considered to be deliverable, in all cases: 'development on non-previously developed land will need to clearly demonstrate how it will enhance the character and context of the local area.

I recognise that some facilities, including, shops, schools, pubs, restaurants etc are located nearby and that the site is situated between two built up areas of Seaview and therefore I do consider the site to be within a relatively sustainable location.

Paragraphs 77 and 78 of the NPPF explain that planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs and to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. It adds that where there are groups of smaller settlements, development in one village may support services in a village nearby.

There is no up-to-date housing needs assessment specifically for the Nettlestone & Seaview area and you would need to show how the proposal would meet a specific local need for housing. Notwithstanding this, from a review of the Council's Housing Needs Assessment 2018, it is apparent that the Island has experienced an under-supply of housing in recent years and that forecasted demand for new homes across the Island, including the Ryde area, is focused on the provision of 2 and 3-bed dwellings.

Further to the above the site has been put forward as a site within the Strategic Housing Land Availability Assessment November 2018 (SHLAA) and is included within the trajectory of deliverable site which could be considered for

potential allocation. The plot of land is considered under SHLAA reference: IPS104. The review of the SHLAA states that the indicative yield for housing on this plot would be between 10 and 12 in this instance.

Nonetheless, limited weight would be given to this designation of potential housing sites, on the basis that the SHLAA does not state or imply that the Council would necessarily grant planning permission for residential. Furthermore, the identification within the SHLAA does not automatically qualify the site for allocation for residential or alternative development. As such, any future planning applications will continue to be determined against the development plan and other relevant material considerations.

Any development would need to meet the aims of the above policies and address other constraints of the site as discussed further below (such as highways matters, rights of way, trees and ecology) then the principle of dwellings on this plot could be acceptable on the basis that a high-quality design can also be achieved.

Impact on the character of the area and design considerations

In this instance the enquiry relates to two options, one being the provision of 9 units, which all be detached and of footprints of large scales than the majority of existing properties located within the wider streetscene of Solent View Road and Seagrove Manor Road. For the purpose of the enquiry, the elevations and the design of the scheme has not been included in the proposal.

Nonetheless, despite the provision of nine units, they do appear to all be of a large scale. Any development should meet the needs of the area, which does appear to be smaller two and three bedroomed units in this instance. An application would need to identify the mix of housing, highlighting whether it meets the needs of the area, or providing justification for the shortfall in the needed provision, if this was to be the case.

On review of the layout of nine units, there is some concern over the layout and design of the proposals. The site currently provides an attractive and needed green gap in this vicinity, given its position outside of a settlement boundary and in a locality in which housing prevails the borders of the site. The site offers an elevated position in relation to the coastline and therefore views of the current open and verdant backdrop to this section of the foreshore are welcomed.

Any development therefore in this section of land should provide a suitable vista of green spacing which runs through the site, on the basis that a green section would be retained (outside of this proposal) to the rear of the site and the development of the nine units within this layout would restrict the views into the open parcel of land to the north-east of this site.

The development proposal also relates to the construction of potentially three much larger detached units, which would be formed in a relatively linear format through the middle section of the plot, with access through a neighbouring site and to the north east of the dwellings. Rear curtilages would be located towards the west of the plots. There is a level of concern on this design in terms of the prevailing character of the area. The proposed units would be much larger and aspirational in nature.

Given the importance of this current green gap and the significance that it offers locally and from wider views, the need for an in keeping design is fundamental to the support for the scheme. Whilst landscaping is shown, the provision of these units would under utilise the site and still generate a loss in the semi-rural nature of the site with limited green views offered outside of residential curtilage which would not replicate the openness of the current plot. There a high number of trees within the boundary of the site and their retention should be sought, providing important screening and mitigation for such a development in this location.

The access and hardstanding arrangement appear to overly domestic the plot, with drives to each of the properties and therefore within Option 1, there is little to no buffering through landscaping and retention of hedgerow within the scheme. The provision of access also dominates the site in relation to the second option for three units.

As such, although the principle of development could be supported, subject to details meeting the aims of SP1 and SP2 and the NPPF. In order to minimise the impact on the character of the area a revised design of properties would be required, offering a size and scale which would meet the aims of the Housing Needs Assessment 2018. However,

for Ryde the properties required are two and three bedroomed units, with the number of four bedroomed units required being considerably reduced.

Therefore, the focus should seek to meet the aims of the assessment, which the provision of three bedroomed units would provide. The presence and dominance of the garages should be further considered. The layout and the number of units should be protecting current views surrounding the site and complement the wider area, in accordance with the aims of Policy DM2 of the Island Plan Core Strategy.

Given the high-quality design of the local area and the semi-rural nature of the site the LPA would seek high quality design within any forthcoming proposal for residential units, which would be illustrated through appropriate and effective materials, fenestration detailing and architectural design.

Regard should be had to landscaping and softening of the proposed residential site, through the potential alterations to the scheme as highlighted above, a greater degree of landscaping could be provided throughout the site in order to support the realms of a high-quality design in accordance with the aims of DM2 and DM12 of the Island Plan.

Impact on neighbouring properties/uses:

No elevational drawings have been provided in terms of assessing overlooking in this instance and suitable fenestration and separation detailing should be provided in relation to the existing properties along Solent View Road and Seagrove Manor Road. This consideration should also be applied to the development of each of the plots, especially the current relationship.

Policy DM2 of the IPCS requires proposals to have regard to the constraints of neighbouring properties and the NPPF states that proposals should provide a good level of amenity for existing and proposed occupiers of land and buildings.

The proposed curtilages appear suitable for achieving high levels of residential amenity for future occupiers.

Highway considerations:

Any proposal would need to demonstrate that the proposal would provide safe access to service the development from the public highway and that the site is well related to the existing road network, facilities/amenities, and existing public transport services in line with the objectives of Policies DM2, and DM17 of the Island Plan Core Strategy.

The LPA do raise some concerns of this relatively narrow lane both in terms of providing suitable passing places and also with regards its intensification and access onto Seagrove Manor Road. As such, I would suggest pre-application advice is sought from Island Roads to establish if they have any objection to the proposal and which would include an intensification of the existing access from the business park.

Further liaisons are encouraged with Island Roads if this proposal is forthcoming in terms other matters relating to highway safety in this regard. <https://www.iwight.com/Residents/Environment-Planning-and-Waste/Planning-Policy-new/Supplementary-Planning-Documents/Guidelines-for-New-Development-SPDs>

Furthermore, I also advise that you seek to provide cycle facilities to provide appropriate sustainable facilities. See Policies SP7, DM2 and DM17 which require development proposals to provide safe access, to be well related to the road network, to demonstrate that there is capacity within the network to accommodate the development, to provide adequate on-site car parking whilst seeking to reduce reliance on the private car.

Surrounding public rights of way should be considered, and relevant liaisons with the relevant parties undertaken in this instance. Details of any impact on existing paths should be considered within a planning application.

Financial Contributions

Solent Special Protection Area Mitigation

The application site is located within the identified Solent Special Protection Area buffer zone. As such, a mitigation payment towards the Solent Special Protection Area Project would be required in relation to the development to mitigate the impact of the development on the Solent Special Protection Area in line with the requirements set out in the Bird Aware Solent Recreation Mitigation Strategy.

Planning Contributions

Policy DM4 (Locally Affordable Housing) of the Island Plan requires financial contributions towards the delivery of affordable housing for developments. The Council's Affordable Housing Contributions SPD sets out the level of contribution required for new housing development. If a planning application was forthcoming, then the applicant would need to enter into a Legal Agreement for this proposal meaning that they would comply with the guidance within the SPD and would need to sign a legal agreement with the Planning Authority to secure a contribution towards affordable housing. If this was not undertaken, then the development would not comply with the requirements of Policy DM4.

Other Matters

In the light of recent European Court of Justice decisions relating to Ecology, you will need to demonstrate that this development would not lead to harmful effects on the Southampton and Solent Waters Special Protection Area (SPA) as a result of nitrate enrichment. Recent advice from Natural England is that the SPA is currently in an unfavourable condition as a result of excessive levels of nitrogen and phosphate, which has led to a detrimental impact on the habitats and species of birds to which the designation relates. As a result of a European Court of Justice ruling known as the 'Dutch Case' you will need to demonstrate that your development would not add to the current unfavourable state of the SPA.

You will need to provide evidence to show means of drainage for your development and ways of mitigating impacts on the SPA in order to achieve a nitrate neutral development. It is advised that you seek formal advice from Natural England on this matter at the earliest opportunity. The Planning Authority will undertake an Appropriate Assessment for applications that involve proposals that could impact on the SPA and in the absence of suitable information to demonstrate nitrate neutrality, it is likely that your proposal would be refused as a result of a significant effect on the SPA.

Trees and Ecology

Taking into consideration the nature of the land, ecological and tree assessments may be required to support a planning application. The site should be surveyed for features/habitats and trees of value and the Council's biodiversity checklist (which can be viewed at www.iow.gov.uk) offers guidance on when an ecological assessment is required and what surveys should be undertaken to inform that assessment.

Public consultations:

You may wish to discuss the proposed development with the groups listed below. Please do note that they are not the decision makers for planning applications and therefore, their role at this stage would be simply for you to gain their input and initial thoughts/ concerns over proposals.

- Town Council,
- Neighbouring property/land owners.
- Island Roads
- Tree Officer
- Public Rights of Way

Documentation or information requirements:

- Location plan (with redline shown around the residential curtilage of the site and a blue line around the remaining land which is owned by the applicant).
- Block/site plan showing access and relevant visibility splays;
- Existing plans and elevations.
- Proposed plans and elevations.
- Section plans demonstrating relationship between the building/its windows and neighbouring properties and gardens;
- Design and Access Statement (see requirements for a DAS in The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013);
- Tree/ecological report
- Proposed parking details/layout plan
- Landscaping scheme suggested it is included with any application to show retained and proposed landscaping/ boundary treatments;
- Tree/hedge surveys/reports;
- Parking spaces (as per the SPD);
- Details of open space/public amenity and communal car parking for the football ground;
- Refuse/recycling provision (as per the recent SPD);
- Justification with local need and Sequential Testing of other sites/previously developed land;
- Confirmation to enter into a legal agreement (as set out above).

Further guidance on submitting a planning application can be found on the [Planning Portal](#) website which offers step-by-step help and advice.