

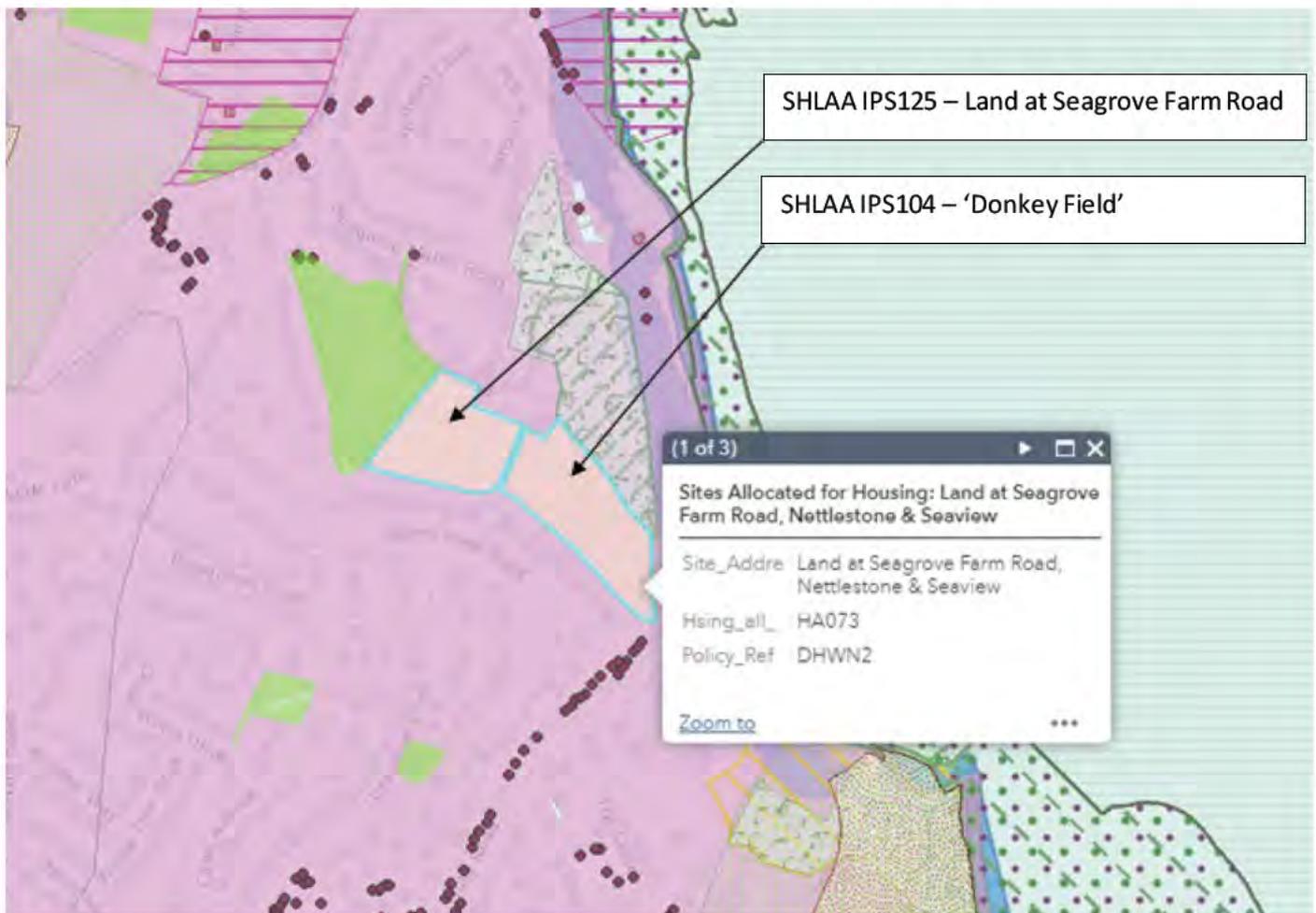
## Massey, Danielle

**From:** [REDACTED]  
**Sent:** 23 February 2021 12:12  
**To:** WHITE Alan  
**Cc:** phil  
**Subject:** Seagrove Farm - 'IN CONFIDENCE' Pre-application Request  
**Attachments:** 2018-07-02 - Pre-app Highway Advice Seagrove Farm, Seaview.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Alan,

It has been some time since we received pre-application advice from you on the land at Seagrove Farm in Seaview/Nettlestone – see copy attached dated July 2018. The land has since been identified in the SHLAA as Site Ref. IPS125. Along with the adjacent land, known as the 'Donkey Field' (SHLAA Site Ref IPS104), it is also now proposed for allocation for residential development in the Draft Island Planning Strategy and Policies Map as site HA073 for a combined yield of up to 25 residential units, as shown on the extract of the Draft Policies Map below.



We are initially seeking 'in confidence' advice on the proposals to serve up to 8 residential private houses on the Seagrove Farm land as an extension to Seagrove Farm Road into the site, as illustrated below. We should however also be mindful that this could potentially be extended in future to provide access to development on the Donkey Field. It is likely that the combined development for the two parcels would be less than the yield identified in the SHLAA but, as a worse case, could you also consider the implications for development of between 20-25 units in total?



As you know, Seagrove Farm Road is an unadopted private highway currently unmade with grassed verges and vegetation on both sides providing a single lane carriageway of varying width. The road is also designated as a bridleway on the definitive map (R67) and we are liaising separately with Darrel Clarke on possible upgrades of the network for these users. The allocated site in relation to the PROW network is shown on the figure below.



Darrel has previously indicated support for the allocated site subject to enhancements of the bridleway along with the footpath R68 running south across the allocated site. Specifically, rather than widening the bridleway which would adversely urbanise the environment, we are considering the provision of passing bays along Seagrove Farm Road. The passing bays would be provided to both enhance forward visibility along the lane but also to provide additional safe standing areas for either vehicles or non-motorised users passing along the lane.

The first of point of access onto the public highway will be at the Seagrove Farm Road junction with Seagrove Manor Road and thereafter at the Seagrove Manor Road junction with Old Seaview Lane, all of which are subject to the

mandatory 30mph speed limit. There are no issues of visibility at the Seagrove Manor Road junction with Old Seaview Lane (based on the recommended 2.4 x 43m splays) nor in the westbound direction at the Seagrove Manor Road/ Seagrove Farm Road junction. However, we recognise that visibility in the eastbound direction at the junction is constrained by both the alignment of Seagrove Manor Road at this point and landscaping. Other than hedge trimming, there are limited opportunities to improve visibility in this direction. However, east the junction, Seagrove Manor Road narrows to a single unmade lane of similar characteristics to Seagrove Farm Road to provide direct access to 5 residential dwellings, only one of which located on the southern side of the road inside the bend. Approaching traffic is therefore likely to be standing in the middle of the lane, which improves visibility from the Seagrove Farm Road. This limited level of traffic also compares with Seagrove Farm Road itself, which currently serves up to 21 residential dwellings as well as the Seagrove Pavilion, host to a number of community leisure groups including Seagrove Football Club. . The level of traffic travelling westbound along Seagrove Manor Road across the junction with Seagrove Farm Road is therefore likely to be negligible and it is expected that, for the majority of the time, traffic from Seagrove Farm Road is prevailing over that from Seagrove Manor Road. Furthermore, given the geometry of Seagrove Manor Road, it is likely that vehicle speeds in the area are more reflective of a 20mph environment.

Nevertheless, we would be grateful for your views on the principles for access via Seagrove Farm Road for residential development of the allocated HA073 site for an initial 8 dwellings. Could you also consider separately the potential for the access/route to serve a total of 20-25 units once the Donkey Field comes forward?

Thank you.

Kind regards

[Redacted signature]

[Redacted name]

Transport Consultant for



[Redacted contact information]

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