

*** RELEVANT OBJECTIONS***

1. **Access:** Is the proposed access to the proposed development via Seagrove Manor Road and Seagrove Farm Road restricted and unsuitable?
 - a. Capacity:
 - i. Is Seagrove Manor Road already at full capacity? Is it too narrow for two cars/vans/lorries to pass without going onto the pavement? Are cars/vans/lorries routinely parked on the pavement?
 - ii. Is Seagrove Farm Road unsuitable for additional traffic? Is it too narrow?
 - b. Visibility: How good or bad is visibility from
 - i. Seagrove Farm Road onto Seagrove Manor Road and vice-versa?
 - ii. Seagrove Manor Road onto Old Seaview Lane and vice-versa?
 - iii. Old Seaview Lane onto Steyne Road and vice-versa?
 - c. Effect of additional traffic on the footpath and bridleway: Seagrove Farm Road carries a footpath and bridleway to Seagrove Bay and elsewhere.
 - i. How will additional traffic affect the families, children, dogs and horses using the bridleway and footpath?
 - ii. How will additional traffic affect those using Seagrove Pavilion?
 - iii. How will additional traffic affect those playing and watching football?
 - iv. How will additional traffic affect those living on or adjacent to Seagrove Manor Road?
 - d. Effect of any road enhancements and additional traffic on trees: how will the addition of passing bays and increased road surface affect the ancient oaks on Seagrove Farm Road?

(SP7 states that development proposals should not negatively impact on the capacity of lower level roads to support the development).

2. **Green field site – Character and Context** – Should there be development of a “green field” site? In particular:
 - a. How will 8 houses, 20 car parking spaces and a road down the middle of the field enhance the character and/or the context of the local area (i.e. the way in which the site/space relates to the surrounding area whether physically, functionally or visually).
 - b. Will the proposed development enhance the football field, the Donkey Field or the housing forming part of the old Seagrove Estate? Will it enhance the new Nettlestone estate?
 - c. Will the development conserve, enhance or promote the landscape, seascape and biodiversity?

(DM12 expects proposals to conserve, enhance and promote landscape, seascape, biodiversity on the Island).

3. **Need:** Has a specific local need for the 8 proposed 2-4 bedroom executive homes with garages and parking spaces for 20 cars been identified (i.e. a need in Seaview and Nettlestone)?

(SP1 requires a specific local need to be identified for development outside defined settlements – it is common ground that the Farmers Field is outside the defined settlement of Seaview and Nettlestone).

4. **Impact on landscape** - What will the impact of the proposed development be in relation to the broader landscape?
- a. How important is the green corridor, of which the proposed development forms part (together with the Football Field and Donkey Field), in terms of the features and character of the locality?
 - b. Does the green corridor of which the development site forms part help to minimise the urban feel of the neighbourhood? Does it provide a pleasant, open aspect for all those using the football field and surrounding footpaths (used heavily to access the beach)?
 - c. Will the proposed development fill in and substantially destroy the green corridor between Nettlestone and Seaview?
 - d. Will there be an adverse impact of the landscape if the proposed development goes ahead?
 - e. Is it important to have separation between the two communities of Seaview and Nettlestone to maintain their separate and distinct identities?
 - f. Will the view to and from the sea and the beach be adversely affected by the proposed development?

(DM12 expects proposals to conserve, enhance and promote landscape, seascape, on the Island).

5. **Sustainability** – Will the proposed development enhance or maintain the vitality of Seaview or Nettlestone? Or is it too small to contribute to the locality?

(NPPF para 78 advises that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities)

DM = Development Management

SP = Strategic Policy

NPPF = National Planning Policy Framework

References to the above policies in respect of DM and SP are policies adopted by the Isle of Wight Council as part of their Planning Policy.