



NETTLESTONE AND SEAVIEW PARISH COUNCIL

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Isle of Wight
PO30 2QS

20th February 2019

Dear Ollie,

Ref: IW Council Draft Island Strategy Consultation

I am writing to you with reference to the above to outline the position of Nettlestone and Seaview Parish Council following extensive discussion and public consultation with residents of the Parish.

- The Parish would like you to ensure that Harcourt Sands is recorded as being within the Parish Boundary of Nettlestone and Seaview in the final document and not Ryde as is shown in the draft. This will mean that the proposed yield of 128 houses would be delivered within this parish and serves as some of the basis for the argument against some of the other proposed sites as set out below.

There are 4 further sites specifically highlighted in the draft that are relevant to Nettlestone and Seaview. These have been discussed individually at the meetings and I have set out the overall views on these sites below

- HA072 – Former Flamingo Park, Oakhill Road, Seaview
This is listed as a specific brownfield site to provide at least 15 homes providing a mix of sizes and an affordable housing contribution. As you may recall, the Parish Council has previously submitted a supplementary planning document to you for approval that highlighted the need for smaller, affordable housing within the Parish based on a housing needs survey conducted for the Parish Plan. The overall feeling is of support for the plan for this site although concern remains regarding the effect on the adjacent Hersey Nature Reserve which is a SSSI / RAMSAR site.

- HA073 – Land at Seagrove Farm Road & Land off Solent View Road
This is listed as a greenfield site to provide at least 25 homes providing a mix of sizes and an affordable housing contribution. However, this site is part of the rural landscape and green corridor and it is felt that it should remain that way, especially since the Parish would be able to deliver alternative sites for the proposed local need.
- HA074 – (listed as generic but considered to be Land off Eddington Road)
This site has been the subject of recent communication between the IW Council and Nettlestone and Seaview Parish Council. Vectis Housing Association originally had plans for a small development on this site to which the residents were largely in favour. It was then taken up by the IW Council regeneration team whose plan was to make it a more densely populated development. The Parish Council invited Reniera O'Donnell to a Parish Council Meeting to give an outline of the IW Council's proposal for this site (80+ dwellings) and it was made abundantly clear that these plans were not acceptable and would certainly not attract the support of either the Parish Council or residents. However, there is no overall objection to this site being utilised for future development, but it must be on a smaller scale and wholly sympathetic with wishes of the residents and subject to the local need. The Vectis Housing Association plans for this site evidenced this within their submission which also included some small light industrial units.
- HA075 – (listed as generic but considered to be Gibbwell Field)
This site has been the subject of a recent planning application which created much controversy locally. I am sure you have received a detailed response from the Nettlestone Residents association regarding this site. As a point of context, I would like to state that the Parish Council withdrew its support for this planning application at an Extraordinary meeting of the council on July 16th 2018.

On a wider note, the sites identified within the parish of Nettlestone and Seaview (including Harcourt Sands) are listed to provide a total of 223 dwellings but there are also planned developments at Guildford Road, St Helens (HA076, 100 homes) and Land off Appley Road, Ryde (HA058, 25 homes) which is potentially a total of 348 homes that will directly affect the villages. The Parish of Nettlestone and Seaview does not have the infrastructure (i.e. schools, medical services, transport etc) to support that level of increase in population and the Parish Council feels that the level of perceived growth is inappropriate to the services available. It is felt that the IW Council, having accepted the revised housing figures is putting additional pressure on itself to deliver an increase which is leading to the identification of sites that are wholly inappropriate for development or do not meet the local need.

On this matter, the Parish Council supports the IW Member of Parliament's vision for housing and the environment when he states that the Isle of Wight should only be building "100 – 300 houses per year to meet the assessed need". He also highlights that the Isle of Wight "needs a system of building that is sensitive to the environment and caters for the need of the resident population" and that "we need to use the housing that we have, not just build more".

The Parish of Nettlestone and Seaview should be considered as a wider rural area with a wider rural feel that seeks to protect its landscape and resist the threat of urbanisation. With its own unique characteristics and boundaries, it does not want to become a suburb of Ryde....!

The Parish Council would also like to commend the previously submitted supplementary planning document to the IW Council for adoption as part of this consultation and review. Attached as Appendix A

Yours Sincerely

Mark Pink
Clerk to Nettlestone and Seaview Parish Council