



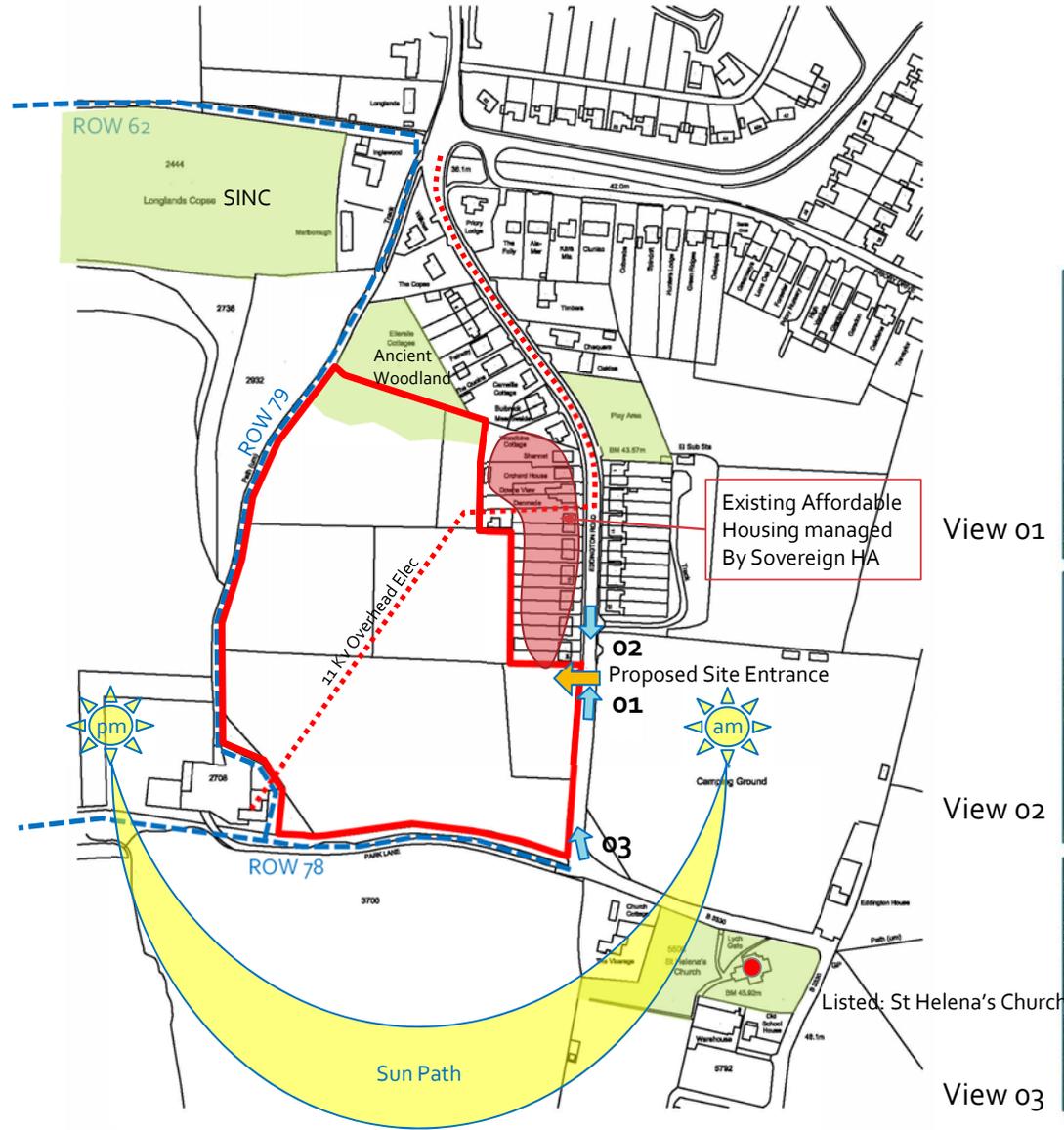
Eddington Road, Nettlestone

Enquiry by Design: 26 September 2017



Planning & Development Hub (IW) Ltd

Eddington Rd Site Constraints



Eddington Road



View 01

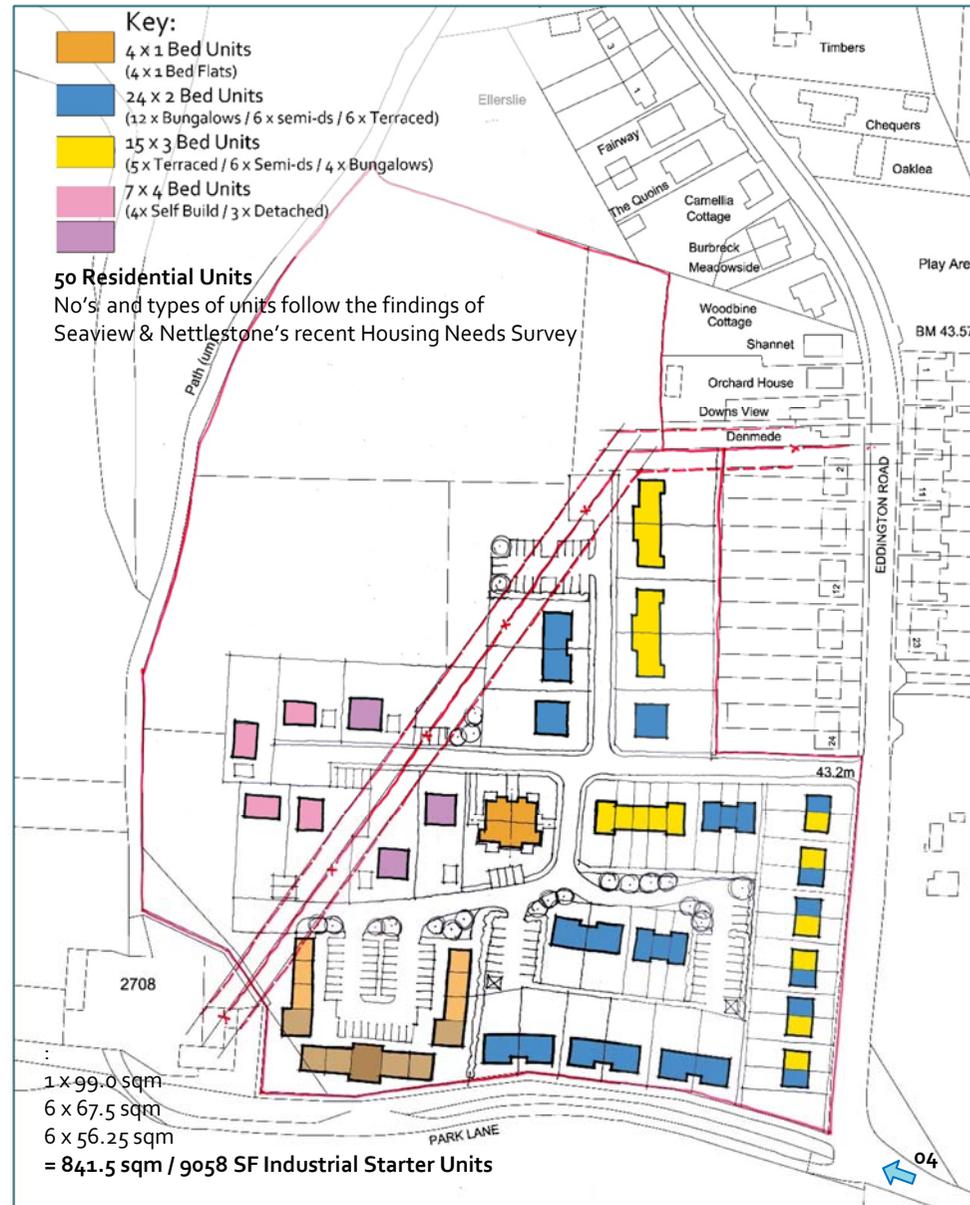


View 02



View 03

Masterplan Proposals



Eddington Road Masterplan

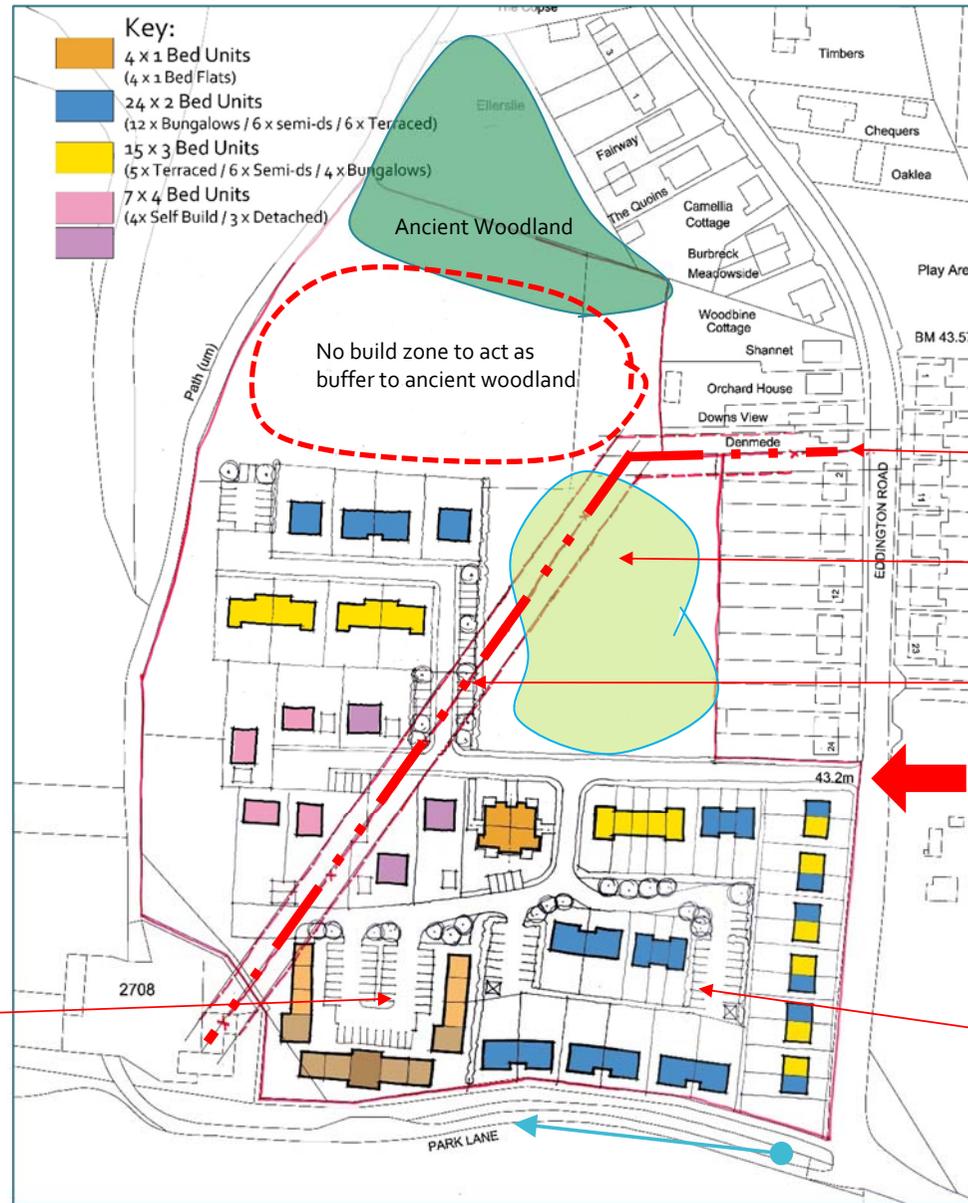
- Options to deliver housing through contributions from development in other nearby locations. Deliverability will be continually assessed.
- Commitment to continued community involvement
- Consider the proposals in context of emerging policies of a new Seaview and Nettlestone Neighbourhood plan.



View 04

Alternative Masterplan Proposals

Small Business / Starter Industrial Units



Eddington Road Masterplan 'Delivering a Plan to meet Local Needs'

- 11 Kva Overhead Cables
No housing built within 6.0m
- Green preserved at rear of properties to Eddington Road as Public Amenity for residents
- Parking to be made available to residents of Eddington Rd
- New Site Entrance
- Vehicular access from rear parking Courts – all parking contained within site

What would you like to see?



Your Opportunity:

To add your thoughts on what is needed on this site to support the local community

This might include:

- Public Amenity – Green space, play space, wildlife reserves.
- Parking for local residents
- Improvements in road safety
- Improvements in local drainage capacity
- Greater accessibility to site.
- Employment opportunities attached to the existing industrial facilities off Park Lane.
- Housing to meet local need.
- Affordable Housing for local residents.
- Lifetime Homes - housing suitable throughout life.

Just add your comments on the post-it notes provided and add to this board, or expand in more detail on the comments sheets provided and post into the suggestion box.

Vectis Housing Association

Vectis HA is a small, independently-run housing association operating exclusively on the Isle of Wight.

Registered as an exempt charity under the Co-operative and Community Benefit Societies Act 2014, we are also registered with the Homes and Communities Agency (HCA). In addition, we are also members of the Independent Housing Ombudsman Service, the National Housing Federation and SHAPE (Smaller Housing Associations Pursuing Excellence) grouping.

Vectis was formed in 1974 by forward thinking members of the Isle of Wight Chamber of Commerce, essentially to provide affordable rented homes for low-paid key workers on the Island, the cost which would be financed by grants and loans from the Housing Corporation. In the event the Association focused more particularly on the wider objective of accommodating those in the greatest housing need. Some 120 homes were developed over the next twenty-five years.

In 2001 a merger with East Cowes Housing Association created an opportunity to expand the Association's development capacity and with it the resources to improve standards across a range of services.

Combined with our successful leasing scheme in the private rented sector, there has been steady growth, with an average development of ten new homes a year, throughout the Association's forty years, making it the leading locally-based independent provider of quality affordable housing on the Isle of Wight.



Housing Need

Seaview and Nettlestone Housing Needs Survey			
	yes	no	
Is the number of bedrooms you currently have sufficient for your needs	96%	4%	
120 Taking all finances into account please indicate how much your household would be able to afford renting a home -£ per month	36% unaffordable	22% Potentially unaffordable	
133 Taking all finances into account, please indicate how much your household would be able to afford buying a property	62% Unaffordable <£250k 2b - £170+/3b £250+	32% >£250k	
140 Do you receive any help with your rent or mortgage, such as housing benefit ?	4%	91%	
117 If you think you or a member of your household may move in the next five years is it likely to be	63% Whole family	37 Part of family	
125 When is this likely to be?	54% Within next 5 years	46% Don't know	
124 Do you think the move will be	28% (c40) Local move	33% Don't know	
109 How many bedrooms would you require	31 1/2 bed	32 3 bed	18 4 bed
62 How many bedrooms would they require	56 1/2 bed	14 3 bed	7% 4 bed
129 Which type of tenure would you/they expect	71% Owner	14% Renting	14% Don't know
115 Require housing with some form of care	24% (29)		

	VI/HP	Undecided	NI/LP
A small proportion of affordable new residential development	48%	26%	26%
The development of a local care/residential facility for the elderly	57%		
The use of renewable energy & waste-minimising initiatives	57%	26%	17%
The growth of socially & environmentally compatible business & light commercial activity, employment & redevelopment	60%	22%	18%
Activities & a supportive community network to ensure a safe crime free community	86%	8%	6%
Awareness & community involvement in projects that maintain, enhance & sustain the natural environment within the Parish for future generations	80%	13%	7%

Site Location Details			
Ref No	LDF280b	Site Address	Land at Eddington Road, Nettlestone
Parish	Nettlestone & Seaview	Ward	Nettlestone & Seaview



Site General Details			
Site Area	3.92ha	Environmental Designation Area	0ha
Resultant Area	3.92ha	Residential Mixed Use Potential	
Developable Area	2.61ha		
Is the site within a Settlement Boundary?	Outside & Adjacent	Is the site within a KRA/SRA or RSC?	ORA
Site ownership	single owner		
Current site use(s)	Current site use is open fields and woodland		
Brief site description	Site is located to north of Park Lane, is identified as open fields with woodland on the northern part of the site and is fairly flat		
Current access arrangements?	Access onto site from Park Lane		
Heat Demand Potential?	No		
Is the site Previously Developed Land?	No		
Current adjacent land uses	Adjacent land uses include agriculture, open fields, residential, industrial and woodland		