



Nettlestone & Seaview Parish Council

Neighbourhood Plan

Discussion Paper: Vision, objectives and ideas



Troy Planning + Design

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1. Introduction

- 1.1 This 'discussion paper' presents a draft vision and objectives for the Nettlestone & Seaview Neighbourhood Plan. It builds upon responses to consultation undertaken between September and November 2023.
- 1.2 Together, the vision and objectives provide a structuring framework for the Neighbourhood Plan and the policies, and projects, that flow from these. This paper also therefore presents initial ideas as to the suite of policies and projects that might be developed. These are framed as 'headlines' for further review before they are developed in more detail. Consultation on these, perhaps framed around a series of 'what if' style propositions, will help verify whether they are heading in the right direction.
- 1.3 For the purposes of clarity, projects relate to land use and development matters and projects to wider ideas and aspirations that you would like to see delivered in the area. The definitions set out in the following boxes are useful:

Policies

The draft Neighbourhood Plan should establish land use and development management policies for the Parish. These will cover matters where planning permission is required for development to take place. Policies do not apply to those schemes allowed under permitted development.

Projects

The draft Neighbourhood Plan can also cover more than just traditional planning matters as it presents the community's vision for the area. Items that the community are seeking (such as infrastructure improvements), but that cannot be delivered through planning policy, can be included within the body of the Plan (though clearly identified as such), rather than being presented in a separate chapter or appendix, because they relate to the objectives and form a clear and important part of the story. Projects could potentially be delivered by or with partner organisations and service providers.

2. Vision

- 2.1 Initial consultation undertaken on the Neighbourhood Plan between September and November 2023 invited people to consider how the area might change over the next ten to fifteen years and what their vision for the future of the area might be. People were asked to provide up to three key words or a phrase to describe their vision. The responses are summarised in the word cloud presented in Figure 1.



Figure 1: Word cloud of responses to consultation question asking people to describe their vision for the future of the area.

- 2.2 The most regularly occurring words cited by respondents in their vision for the area were 'community', 'peaceful', 'friendly' and 'safe'.
- 2.3 The responses indicate that:
- The strong sense of community should be strengthened.
 - That the identity of the area as a peaceful, green and beautiful place should be preserved.
 - Nettlestone & Seaview should be an inclusive and welcoming place, providing for all ages and sectors of the community, and which is well served by local services and facilities.

- 2.4 Based on the responses to consultation a draft vision statement has been prepared. This is:

Nettlestone and Seaview is a safe, clean and friendly place to live in and visit.

It is renowned for its beautiful coastal setting, attractive and accessible countryside. Where new development has taken place this has captured the essence of the local character.

There is a good mix of housing choices and opportunities, including affordable homes for young families who wish to stay and grow in the area, as well as age-friendly homes suitable for older generations.

Nettlestone and Seaview is a balanced and welcoming community. Seasonal visitors are welcome and help contribute to a thriving economy, with local services and facilities providing for the year-round needs of residents.

3. Objectives

- 3.1 The consultation presented respondents with a set of ideas for the Neighbourhood Plan and asked whether these were heading in the right direction. Respondents were also provided with the opportunity to identify challenges in the area, and present their thoughts and ideas.
- 3.2 The ideas presented at consultation were broadly supported and supplemented by further commentary around traffic matters, the character of the area, including setting, the design of development and quality of the environment, housing mix and needs, community facilities and services. A set of draft objectives are presented below which seek to capture these messages:

Objective 1:

- 3.3 To strengthen the character of Nettlestone and Seaview, defined by its coastal setting, surrounding countryside and important natural areas.

Objective 2:

- 3.4 To promote high quality design that helps build a sense of place.

Objective 3:

- 3.5 To include a mix of housing types in new developments, providing choice and opportunity that meets local needs.

Objective 4:

- 3.6 To support and sustain local activity and business throughout the year.

Objective 4:

- 3.7 To support a movement network that is safe and attractive for people of all ages and abilities to use.

4. **Headline ideas**

- 4.1 The objectives are used as a means to help structure the policies and projects in the Neighbourhood Plan and help show a clear link between these and the vision statement, and thus the issues and opportunities identified through consultation. Initial ideas are presented below.

Objective 1:

- 4.2 To strengthen the character of Nettlestone and Seaview, defined by its coastal setting, surrounding countryside and important natural areas.
- A 'sustainable development' policy that establishes criteria to be used to inform appropriate locations for any proposed new development, reflecting the settlement pattern and landscape character (and which directs development away from particularly sensitive environments for example).
 - A policy that identifies key views and important local green spaces for protection.
 - A policy that draws upon the Design Code (see Objective 2) to establish how natural features and areas of biodiversity should be incorporated into new development.
 - A policy that retains access to and along the waterfront and, associated with this, projects that improve the quality of the waterfront, reducing conflicts between vehicles and other users.
 - Projects that support opportunities for biodiversity gains and improvements, such as rewilding, as well as identifying specific locations for interventions such as new rain gardens that help manage surface water flood risk. This could also extend to a project that seeks to encourage homeowners to 'de-pave' front gardens to help manage and mitigate surface water runoff.

Objective 2:

- 4.3 To promote high quality design that helps build a sense of place
- A design policy (or suite of policies) that establish principles in respect of the built form, development layout and density specific to any identified character areas, supported by production of a Design Code for Nettlestone and Seaview.
 - A policy that establishes design guidance in respect of parking to be provided as part of new development.

Objective 3:

- 4.4 To include a mix of housing types in new developments, providing choice and opportunity that meets local needs.
- A policy on housing mix, size and tenure type, informed by production of a local Housing Needs Assessment, which establishes what size of home should be prioritised in new development and the breakdown of different types of affordable home that might be needed in the area (e.g.: Rented v Ownership v First Homes etc).
 - A policy that supports provision of housing for an ageing population, which might include specialist care and or homes suitable for downsizing.
 - A 'primary residence' policy that seeks to restrict the use of homes as second or holiday homes, including the conversion of existing homes and businesses for such use.

Objective 4:

- 4.5 To support and sustain local activity and business throughout the year.
- A policy that establishes appropriate uses in the central area and, associated with this, project ideas around the quality of the public spaces.
 - A policy that supports provision of new community facilities and establishes criteria for the design and location of these, including reference to health care and meeting places. This might be supplemented by a project that identifies alternative models or forms of delivering / accommodating such uses (e.g.: co-locating within and making use of existing buildings).
 - A policy that supports employment activity subject to certain criteria around, for example, traffic impacts, design and integration with surroundings.
 - A policy around visitor and tourist uses (and accommodation), including potential criteria around suitable locations and any design principles that should apply to these.

Objective 5:

- 4.6 To support a movement network that is safe and attractive for people of all ages and abilities to use.
- A policy that supports a network of new and improved walking and 'wheeling' routes and how they might be incorporated in new development. Alongside this, a project could identify specific opportunities for routes / improvements

that might be taken forward irrespective of whether new development takes place.

- A policy that establishes criteria in respect of the design and location of EV charging points within public areas.
- A policy that establishes design principles to be associated with any new areas of public parking and, alongside this, projects the seek to minimise the amount and impact of on-street parking.
- A policy that supports proposals that take opportunities to help minimise traffic speed and congestion on existing streets, supported by ideas around specific traffic management and street design schemes, potentially including improvements to the Esplanade, High Street and Nettlestone Green.
- A project that seeks to work with partner organisations to explore how public transport services might be improved.

Summary of suggested policies and projects

The headline ideas are sorted into policy and project boxes below to provide clarity as to what will be used to inform and determine planning applications, and what represents a wider aspiration.

In addition to these, it should be noted that some ideas previously discussed (e.g.: at the initial Scoping Stage) and as arising through the consultation have not been included above. This is because they are already addressed through a combination of national policy and legislation, the adopted or emerging Local Plan. This relates to aspects such as:

- The requirement to delivery biodiversity netgain. This requirement is set out in the Environment Act, with the provisions in that in respect of netgain coming into force in January 2024 for large sites and April 2024 for small sites. It is thus not necessary to duplicate this in the Neighbourhood Plan. The Plan though can (and in the projects does) identify potential locations where biodiversity netgains and improvements would be supported.
- The issue of settlement coalescence was previously raised. This is addressed in the adopted Core Strategy and emerging Island Plan and does not need duplicating in the Neighbourhood Plan, though crops-reference to this can be included in the narrative of the document.
- The provision of sustainable drainage systems (SuDS) in new development will become mandatory under changes being introduced by Defra and does not need repeating in the Neighbourhood Plan. However, the Plan can identify locations where such solutions might be provided. This could be supplemented

by design guidance (linked to the outcomes of the Design Code) to establish principles that should be applied when delivering SuDS.

Possible policies and project headlines are summarised in the tables below.

Possible policies for inclusion in the Neighbourhood Plan

1. Sustainable development and location policy informing preferred locations of growth (i.e.: Brownfield first etc).
2. Retention and protection of key views.
3. Designating Local Green Spaces for protection.
4. Integrating natural features and biodiversity within development.
5. Design principles for sustainable drainage systems.
6. Access to and improvements along the waterfront.
7. Design and character policies for new development.
8. Design and provision of car parking.
9. Housing mix and size, including homes for an ageing population.
10. A primary residence policy.
11. Suitable uses for and design principles associated with change and development in the local centre.
12. Provision of new community facilities.
13. Employment activity and associated design and location criteria to be applied.
14. Type and location of visitor accommodation and facilities.
15. Integration of walking and wheeling routes within new development.
16. Provision and design of EV charging points (and other emerging micro mobility solutions) within the public realm.
17. Design principles for any new areas of public parking.
18. Traffic management measures.

Possible projects for inclusion in the Neighbourhood Plan

1. Identification of potential areas for delivery of Biodiversity netgains.
2. Identification of potential areas for introduction of sustainable drainage systems.
3. Support for re-introducing natural surfaces in areas of hard-paving, particularly front gardens.
4. Public realm improvement strategy for the local centre.
5. Exploring different models and ways of providing community services, including healthcare and shared use of facilities.
6. Investigate the potential for rationalising on-street parking.
7. Identification of new or improved walking and wheeling routes.
8. Identification of traffic management projects and potential improvement schemes.
9. Exploring improvements to public transport services.

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