

A NEIGHBOURHOOD PLAN FOR NETTLESTONE & SEAVIEW

LOCAL COMMUNITY IDEAS: THE NEXT STAGE

WELCOME

Thank you to everyone who participated in and responded to our survey on the Neighbourhood Plan late last year.

The Neighbourhood Plan is the first of its kind to have been prepared for the Parish. It will include land use and development policies that will be used to inform and determine planning applications in the Parish.

We have reviewed your views and comments and used these to prepare a vision, objectives and set of policy ideas for the Neighbourhood Plan.

The material presented here summarises the ideas. Your views are now sought on these.

**Consultation is open until Sunday 12th May.
Please do let us have your views by then.**

All of the material you need can be found on the Parish Council website, including links to the online response form for your feedback.

<https://nettlestoneandseaview-pc.gov.uk/>



Key

- Parish Boundary
- 01 Seaview
- 02 Nettlestone
- 03 Pondwell
- 04 Brading Road
- 05 Springvale
- 06 Puckpool
- 07 Ryde

The Neighbourhood Plan covers the whole of Nettlestone & Seaview Parish

**Please tell us what you think by completing the survey on the website:
<https://nettlestoneandseaview-pc.gov.uk/>**

Alternatively, a paper copy of the survey can be completed. Please return to: Nettlestone & Seaview Parish Council, c/o 2 Harrow Cottages, Nettlestone Hill, Seaview, PO34 5DU

Please respond by Sunday 12th May

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Survey**



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VISION

During the previous consultation we invited you to consider how our Parish might change over the next ten to fifteen years and what your vision for the future of the area might be.

Frequently used words by respondents in their visions were 'community', 'peaceful', 'friendly' and 'safe'.

The responses indicated that:

- The strong sense of community should be strengthened.
- The identity of the area as a peaceful, green and beautiful place should be preserved.
- It should be an inclusive and welcoming place, providing for all ages and sectors of the community.

The vision 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.

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OBJECTIVES

During the previous consultation we asked you to comment on a set of overarching ideas for the Plan.

These were broadly supported and have been used to prepare a set of objectives for the Plan. These help frame the policies that will follow in the Plan.

The objectives are set out below.

Please note that the policies which follow this are focused on land use and development matters. The Neighbourhood Plan does not identify sites for development. Some form of development is though likely to happen. Through the policies in the Neighbourhood Plan we have the opportunity to influence this, so that if development does happen, then it should be the very best it can be for the area.



- 1. To strengthen the character of Nettlestone and Seaview, defined by its coastal setting, surrounding countryside and important natural areas.**
- 2. To promote high quality design that helps build a sense of place.**
- 3. To include a mix of housing types in new developments, providing choice and opportunity that meets local needs.**
- 4. To support and sustain local activity and business throughout the year.**
- 5. To support a movement network that is safe and attractive for people of all ages and abilities to use.**

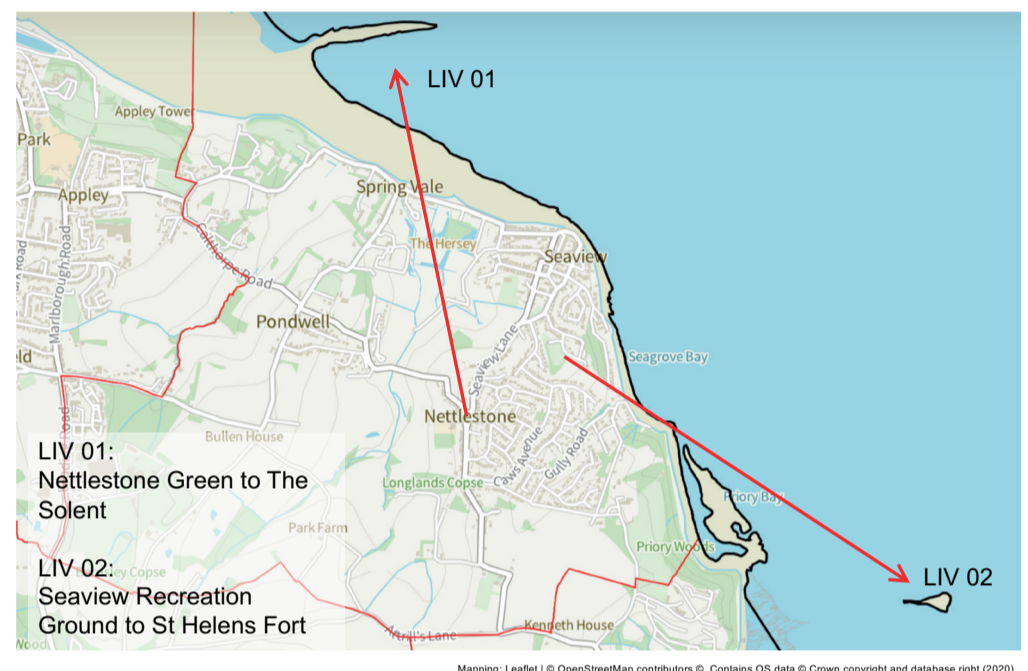
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POLICY IDEAS : LOCAL CHARACTER

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

WHAT IF WE....:

1. Direct proposals for new development towards the reuse of previously developed land and small infill gaps within existing settlement areas.
2. Restrict the outward expansion of the existing settlement areas onto greenfield land, avoiding areas that are environmentally sensitive.
3. Identify important local vistas for protection, including (a) the vista from Nettlestone Green towards the Solent, and (b) the vista from Seaview Recreation Ground to the Solent (see images to the right).
4. Identify important local green spaces of value to the community that should be protected from development (please see separate information and survey undertaken in February).
5. Retain, improve and incorporate natural features and areas of biodiversity within new development.
6. Retain access to and along the waterfront and support improvements to this, enhancing pedestrian access to and enjoyment of the waterfront.
7. Support opportunities to introduce biodiversity and green infrastructure into existing streets and spaces, including 'rain gardens' that help manage the risk of surface water flooding.



The image above shows important local vistas in the Parish

LIV 01: Nettlestone Green to The Solent



Nettlestone Green

The vista from Nettlestone Green towards the Solent

LIV 02: Seaview Recreation Ground to St Helens Fort



Seaview Recreation Ground

The vista from Seaview Recreation Ground to the Solent

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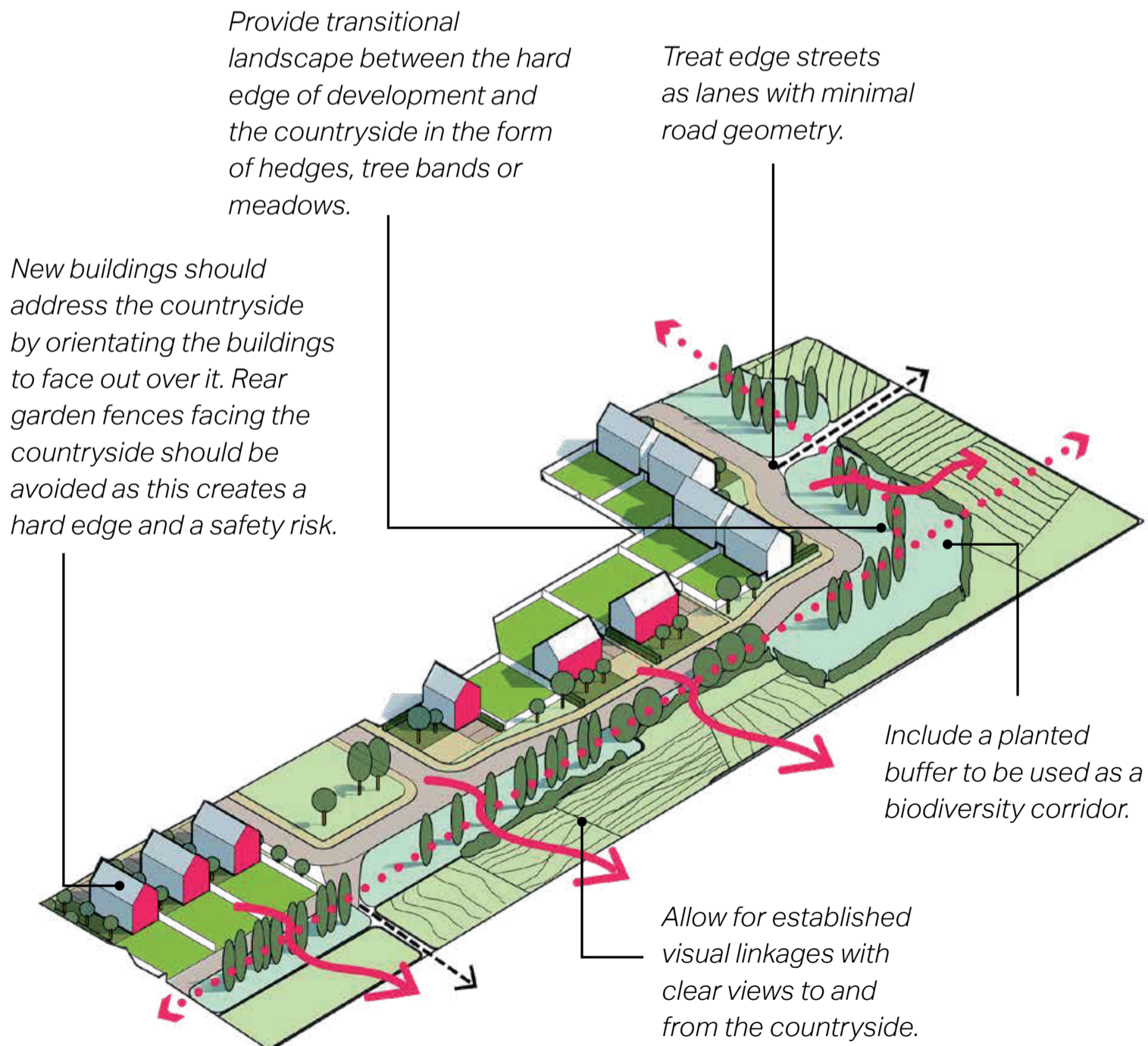
LOCAL COMMUNITY IDEAS: THE NEXT STAGE

POLICY IDEAS : HIGH QUALITY DESIGN

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

WHAT IF WE...:

1. Ensure that new development reflects the scale, grain and density of the existing built-form, reflecting the character and qualities that define the area.
2. Prepare a Design Code that illustrates key principles in terms of development form and layout, and which will be used to inform and determine planning applications.
3. Establish design guidance in respect of how parking should be integrated within new development.
4. Support independent design review of proposed development sites to ensure they are of the highest quality of design.



A Design Code would include illustrative material, like that presented above, showing how new development (if it does come forward) should be laid out to integrate successfully with the existing built form and surrounding landscape that characterises the area (source: AECOM)

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LOCAL COMMUNITY IDEAS: THE NEXT STAGE

POLICY IDEAS : HOUSING NEEDS

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

WHAT IF WE...:

1. Where new Housing is proposed, ensure that the mix of homes reflects local needs in terms of housing size, type and tenure of affordability.
2. Support provision of homes that cater for an ageing population, including specialist care homes and homes that provide opportunities for downsizing.
3. Establish a 'primary residence' policy that restricts the use of homes as second or holiday homes, including the conversion of existing homes and businesses for such use.

2021 Census data presented below indicates that, in comparison to the rest of the country, Nettlestone & Seaview Parish has a high proportion of elderly residents. This is reflected in a relatively small average household size. However, the proportion of larger, 4+ bedroom homes is greater than the average for the country as a whole.

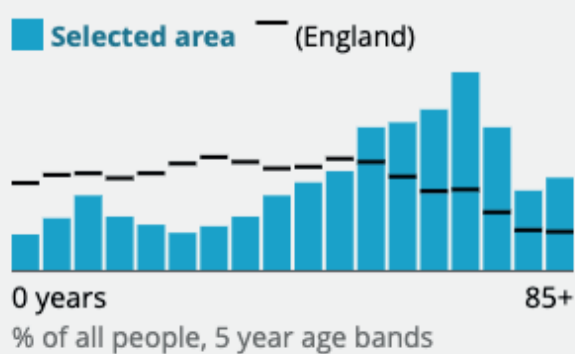
POLICY IDEAS : SERVICES AND FACILITIES

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

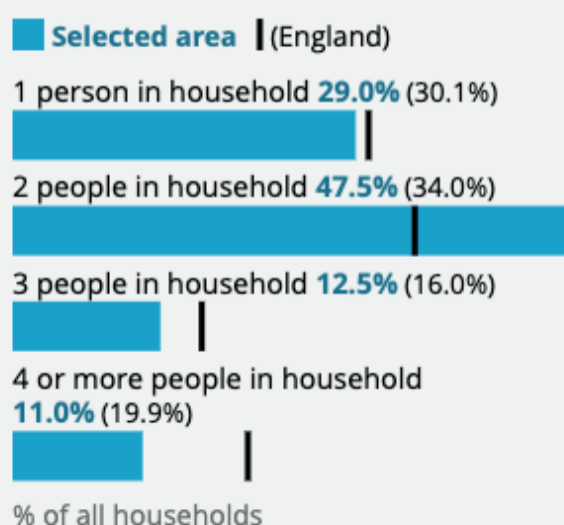
WHAT IF WE...:

1. Support the provision of services and facilities in the 'local centre' on Madeira Road and High Street that continue to cater for day-to-day needs.
2. Support improvements to the quality of public space around the 'local centre' that help make this a more attractive place to spend time in.
3. Welcome provision of good quality community facilities that are easily accessible and cater for a wide range of activities, including healthcare.
4. Support opportunities for local employment, including intensification of existing employment sites, where these are well integrated with their surroundings and neighbouring properties, and do not result in a significant increase in HGV movements.
5. Support proposals for visitor and tourism uses, including accommodation, in sustainable and accessible locations.

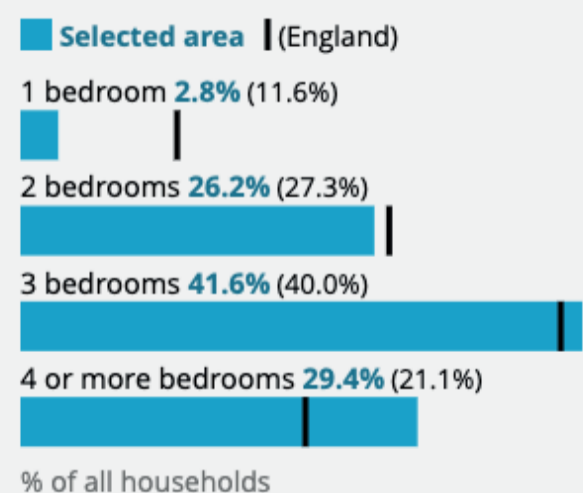
Age profile



Household size



Number of bedrooms



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POLICY IDEAS : ACCESS AND MOVEMENT

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

WHAT IF WE...:

1. Support provision of new walking and cycling routes that are safe and attractive for people of all ages to use.
2. Support provision of electric charging points in public areas and where cables do not cause trip hazards.
3. Establish design principles for areas of public parking and which minimises the visual impact of and physical obstructions that can be caused by on-street parking.
4. Support proposals that take opportunities to minimise traffic speed and congestion.
5. Support the re-design of streets to make these safer and more attractive places for walking and cycling.
6. Explore opportunities for new and extended bus services, including improved waiting facilities and travel information.



Coastal path and beach access



Places to sit and enjoy the sea view



Parking along Springvale Road

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NEXT STEPS

HOW TO RESPOND

Thank you for viewing the consultation material.

Please do let us know what you think about the emerging ideas by completing the questionnaire.

The questionnaire can be completed online via the Parish Council website:

<https://nettlestoneandseaview-pc.gov.uk/>

Alternatively, you can complete a paper version of the questionnaire and return to the Parish Council.



Initial consultation on the Neighbourhood Plan was undertaken between September and November last year

DRAFTING THE PLAN

We will review all comments received and then prepare a Draft Plan. Once prepared we will ask for your views on this.

Following any amendments made as a result of consultation comments, the Plan will then be submitted to the Isle of Wight Council who will appoint an independent examiner to review it. They will advise whether the Plan should proceed to a referendum or not.

At the referendum, everyone of voting age living in the Parish will have a chance to say whether the Neighbourhood Plan should be adopted ('made').

If more than 50% of people who turn out to vote are in favour of the Plan being made it can then be used to inform and determine planning applications as well as opportunities for future investment across the Parish.

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