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# PLANNING, DESIGN AND ACCESS STATEMENT

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**Part Parcel 8350, Off Blackwater Hollow (A3020), Rookley, Isle of Wight  
Demolition of (Remaining) Industrial Building, Proposed 28 Residential  
Dwellings  
(revised scheme)**

Ref: 1466|8292

December 2020



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## 1.0 INTRODUCTION

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- 1.1 The application seeks full planning consent for the demolition of the remaining industrial building and the construction of 28 dwellings, with vehicular access, car parking and community open space. This scheme represents a revised proposal following the approval of application P/01392/16 (on 26<sup>th</sup> May 2017 for 21 dwellings under delegated powers), which has materially commenced (and is now extant).
- 1.2 This revised scheme includes 7 additional dwellings within the same broad planning unit; 3 of which will be affordable. The proposal delivers a mix of residential units (similar to that previously approved).
- 1.3 Captiva Homes will deliver 35% on site affordable housing in line with Policy DM4 of the Local Plan; totalling 10 dwellings (out of the 28). The design and appearance of the houses meet the core objectives of the applicant's brand; which is of the highest standards; inclusive of their desire to landscape (hard and soft) so the development is integrated with its surroundings. The increase in housing stock meets the vision of the applicant but without effecting the style, design and principles applied within P/01392/16.

## 2.0 BACKGROUND

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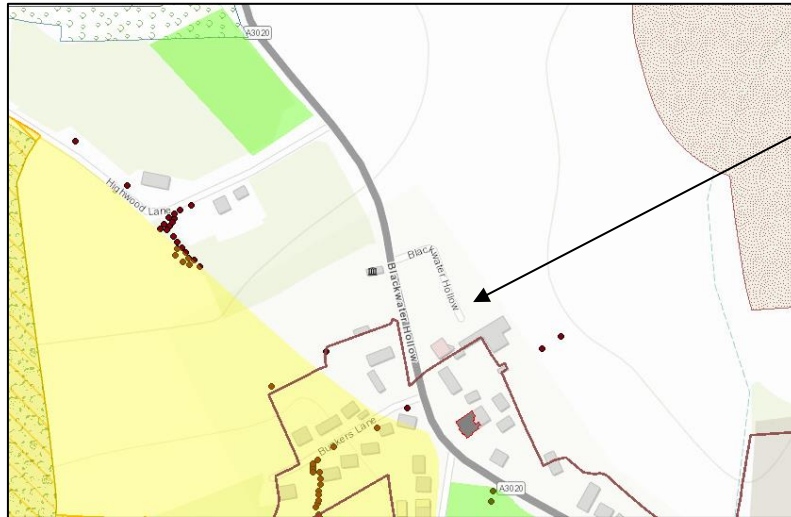
- 2.1 Planning application P/01392/16 was approved on 26<sup>th</sup> May 2017 for the '*Demolition of industrial building; proposed development of 21 residential units, associated highway access and supporting infrastructure, public open space, landscaping and attenuation pond*'.
- 2.2 Following the approval, relevant pre-commencement conditions (ref: 20/00485/DIS) were discharged; including conditions 3, 4, 5, 7, 8, 9, 10 and 12. A material commencement of the development began on the 6<sup>th</sup> May 2020. That consent is now extant.
- 2.3 Although the development has commenced, Captiva Homes are now seeking to ensure the scheme is improved; specifically taking into account the need for more affordable housing and the need to revise the house types to fit their aspirations.

## 3.0 PLANNING POLICY

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### Principle and Sustainability

- 3.1 Rookley is a Rural Service Centre and is positioned within the Rural East Wight Submarket. It is a sustainable settlement that can accommodate growth. Rookley has a range of amenities and infrastructure that need to be supported.



Extract from Core Strategy Proposals Map 2012

- 3.2 The principle of new residential housing has already been accepted and approved on the site.
- 3.3 The Presumption in favour of sustainable development is outlined in Paragraph 11 of the National Planning Policy Framework (NPPF):

*'11. Plans and decisions should apply a presumption in favour of sustainable development...For decision-taking this means:*

*c) approving development proposals that accord with an up-to-date development plan without delay; or*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date 7, granting permission unless:*

- *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed 6; or*
- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'*

Footnote 6 states that *'The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change.'*

Footnote 7 states that: *'This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. Transitional arrangements for the Housing Delivery Test are set out in Annex 1.'* Annex 1 states that this will occur in November 2020 if delivery was below 75% over the subsequent 3 years.

- 3.4 It has been established that Local Plan Policies SP1 and SP2 are out of date, according to Paragraph 11 (d) of the NPPF; albeit this new policy position post-dates the planning approval via the extant consent. There is now a presumption in favour of sustainable development; albeit the extant consent provided the 'presumption in favour' anyhow (given the emphasis and policy structure within the Local Plan; see appendix 1 (officers justification)). However, the lack of housing supply is confirmed by the Council and defined by several appeal decisions including APP/P2114/W/19/3235033, where the Planning Inspector found that:

*"6. ...Thus, it appears to be common ground between the main parties that the local planning authority cannot currently demonstrate a 5-year supply of deliverable housing sites. In this context, the presumption in favour of sustainable development contained within paragraph 11 d) of the National Planning Policy Framework (the Framework) is engaged. Planning permission should therefore be granted unless any adverse effects associated with the proposal significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.*

*"13. Whilst I have found conflict with Policy SP1 of the IP, having regard to paragraph 213 of the Framework it is necessary that I consider whether such a policy is consistent with the Framework. In this case, the policy is more restrictive than rural housing policy outlined in paragraph 79 of the Framework. Indeed, this part of the Framework states that 'decisions should avoid the development of isolated homes in the countryside'. To this extent, I find that Policy SP1 of IP is out of date and hence I afford the conflict with it only moderate weight in decision making terms."*

- 3.5 In terms of housing supply, the Council confirmed (appendix 1):

*"It is therefore recognised that to ensure suitable levels of delivery, there is a necessity to plan for levels of development which may exceed identified needs in order to ensure that there is contingency in the event that sites do not come forward for delivery (for example as a result of site constraints)."*

- 3.6 Therefore the site and the principle of the development, including the proposed additional 7 dwellings is acceptable and in compliance with all relevant strategic planning policies.

## Design Planning Policies

- 3.7 There are a number of national and local planning policies and guidance for new development. Policy DM2 of the Local Plan outlines the following:

### **DM2 Design Quality for New Development**

**The Council will support proposals for high quality and inclusive design to protect, conserve and enhance our existing environment whilst allowing change to take place. A robust design process with the use of skilled designers and pre-application discussions will be promoted. Relevant information according to the site's size, location and context will be required in order for the Council to determine planning applications properly and quickly. All new development should respond to a clear understanding of physical, social, economic, environmental and policy context.**

**Development proposals will be expected to:**

- 1. Provide an attractive, functional, accessible, safe and adaptable built environment with a sense of place.**
- 2. Optimise the potential of the site but have regard to existing constraints such as adjacent buildings, topography, views, water courses, hedges, trees, wildlife corridors or other features which significantly contribute to the character of the area.**
- 3. Be appropriately landscaped to provide an attractive setting for the development that integrates with the surroundings.**
- 4. Complement the character of the surrounding area, particularly in Conservation Areas and AONB, as defined in Conservation Area Appraisals, Village Design Statements or other Supplementary Planning Documents that define locally distinctive areas.**
- 5. Minimise the consumption of natural resources and the production of waste or pollution.**

**Development proposals which preserve or enhance a Heritage Asset or the setting of a Heritage Asset will be supported.**

- 3.8 Paragraph 117 of the NPPF discusses effective use of land for homes:

*“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.”*

- 3.8 Paragraph 127 of the NPPF deals with general design principles of new development:

*“Planning policies and decisions should ensure that developments:*

*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

3.9 Paragraph 130 of the NPPF discusses in more detail the importance of quality in design:

*“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”*

3.10 The proposal meets with the aims of those planning policies. Although delivering a slightly denser development it is still of the highest quality and is in-keeping with the character of the area. It creates a sympathetic, contextual and ‘quality place’.

## 4.0 LAYOUT & AMOUNT

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4.1 Policy DM3 of the Local Plan requires a balanced mix of housing for proposals:

*“The Council will support development proposals that provide an appropriate mix of housing types and size, in all new development, in order to create inclusive and sustainable communities. Development proposals will be expected to:*

- 1. Reflect the most up-to-date Strategic Housing Market Assessment.*
- 2. Contribute to meeting the identified housing need for the local area.*
- 3. Contribute to meeting specialist housing requirements.*

*The final mix will be negotiated with the developer and will be based upon the most up to-date Strategic Housing Market Assessment, housing need for the local area and site specific considerations.”*

4.2 The revised proposal includes 7 additional dwellings. Those dwellings are distributed throughout the site and have been amended following pre-application consultation and can be summarised as follows (and is in-line with Policy DM3 relating to a balanced mix of housing):

	Approved	Proposed
1 bed	2	4 (Type A)
2 bed	11	4 (Type N)
3 bed	6	17 (Types L P, R, O3)
4 bed	2	3 (Type O4)
<b>Total</b>	<b>21</b>	<b>28</b>

Table 1: Mix of dwellings

4.3 The Council previously confirmed (appendix 1) that:

*“The scheme includes for a mix of unit types and scales with the majority being two-storey scale. A large area of open space has been retained within the layout in order to provide relief to the built form and provide a local amenity...”*

*The layout also includes an area of open space to the north-western corner which leads into this development, this space is important as it offers relief to the built form, providing a visual gap, and also provides a local amenity for the proposed development and existing residents.”*

4.4 Via further pre-application consultation, the Council considered there was a lack of 2 bedroom accommodation (when based on appendix 2) when noting:

*“As outlined at our meeting I have some concerns that the mix of units would reduce the number of smaller units on site, with no two bedroom dwellings now being proposed and a significant number of 3 beds, compared to the other units types on site. I do not believe that this reflects the need. It is essential therefore that the percentage of units types on site is more akin to the need identified within this area, with an increase in small scale units and a reduction in larger units.”*

4.5 The proposal now includes 4 x 2 bed units, as well as retaining a number of smaller 4 x 1 bed units. There are 17 x 3 bed units (of variable sizes and compositions), however this mix has been identified as meeting a local market need and will deliver housing suitable for a very wide ranging audience.

4.6 As with the previous extant consent, there was public open space on the northern boundary of the site, adjacent to the public footpath. Although smaller, the public open space is still of sufficient size and is commensurate to the size of the development. It is sympathetic to the development and aides to the transition from built-form to more open countryside.



- 4.7 A small section of open space has now been removed, however this was within the interior of the development and was more focussed as a non-essential transitional route to facilitate a pathway. The proposed open space is in a relatively open section of the site, adjacent to housing to allow natural surveillance, whilst not encroaching on future residents' privacy.
- 4.8 By creating an accessible open space and a set of traditional residential properties flanking the highway, this will create a positive and quality sense of arrival. The sense of enclosure (by the development) will provide more intimacy to act as a gateway into Rookley; rather than it being dominated by the main road which seems to dilute the sense of space and arrival into Rookley.
- 4.9 The proposed layout retains open space and gaps between the proposed units, to maintain a low-density and high-quality scheme.
- 4.10 In terms of amenity for the future residents, it was previously considered by the Council that:
- "Sufficient amenity areas would be provided for each of the units along with on-plot parking and garaging. Officers believe that this would be a high-quality approach to development and as a development per-se, there are no objections."*
- 4.11 The private amenity spaces for the dwellings remains similar to the approved and are in-keeping with the density and character of the locality.
- 4.12 Through pre-application advice the current proposal has also actively engaged with revisions (as an evolution from appendix 2) by:
- Enhanced landscaping on the northern boundary of the site between the proposed houses and the public open space
  - Enhanced landscaping surrounding the communal parking spaces
  - Provision for nose-in parking spaces; thus reducing hardstanding areas for 'on plot' turning (which is not required by Island Roads).
  - Removal of 2 x three bedroom bungalows (which the Council suggested to be land hungry) and replaced with alternative housing (at an enhanced density).
  - Removal of some pavement infrastructure (which Island Roads is happy with) to provide additional landscaping and a softer feel to the layout
  - The units to the far east of the site have been handed so the scale and mass is more transitional within the street scene
  - Retention of a similar quantum of development on the south boundary which was advocated by the Council to accommodate the greater level of development. Appendix 2 detailed a reduction in the number of dwellings on this boundary.

## 5.0 APPEARANCE

- 5.1 The proposed appearance of the 28 dwellings will be similar to the approved scheme which took reference from the existing vernacular and fenestration of (traditional) properties within Rookley. As a palette/example the images below define some comparable relationships to act as the synergy and link between old and new:



- 5.2 The existing framework is traditional, both through its use of quality brickwork, but also its concentration on window proportions, plinth details and traditional scaling.
- 5.3 Brick has been chosen as the main exterior material, although in many instances flint will also be used on key elevations/public viewpoints. The proposal has avoided render to avoid the effects of weathering and maintenance. The proposed units have a strong theme, but there will be subtle variation within the brick and flintwork (texture, colour and coursing).

- 5.4 The roofs will also vary in material, although it is anticipated that slate or similar will be the primary material. The ridge tiles may vary because it may be appropriate to use a contrasting terracotta or similar. The details of the finishes can be controlled via condition as with the approved application.

**6.0 SCALE, HEIGHT & MASS**

- 6.1 The overall scale will be 2 storeys which is in-keeping with the character and context of Rookley; with the exception of the two bungalows within the interior of the site. This will be assisted by the landscape strategy which positions buildings off the highway to give defensible space and ample opportunity to landscape.
- 6.2 The site has an interaction with neighbouring amenity, particularly to the south, and to some extent to the west. The layout and design is sensitive and which protects existing amenity and is no different in effect compared to the extant consent.
- 6.3 To the north and east there is no relationship to neighbouring amenity and therefore this report comments no further.



Relationship to land to the north and east

- 6.4 To the west there is some degree of inter-relationship, but this is limited due to the intervening highway, the boundary treatments and the spatial separation which creates no discernible impact. There is no difference in effect compared to the extant consent.



Buildings to the west separated by the public highway



- 6.5 The property known as Foxearth, (currently used (in part) as the Post Office Counter) is a bungalow and sits within the southwest corner of the site. The property is partly enclosed by a minimal boundary treatment. The eastern boundary is currently open toward the existing industrial shed. There is no difference in effect compared to the extant consent.
- 6.6 The proposed demolition of the remaining industrial building, will offer some visual and amenity gains over a potential non-conforming use. Although the proposed dwellings are slightly taller the position off the common boundary will increase to give adequate spatial separation. The outlook and sense of openness will be retained and preserved, as per the extant consent.



The sites current relationship with Foxearth

- 6.7 The units further to the east will have their rear elevations facing onto the southern boundary; the interrelationship which has already been approved by the extant consent.

## 7.0 LANDSCAPING & VISUAL IMPACT

- 7.1 Via the extant consent the Council (appendix 2) confirmed:

*“The alignment and gradient of Newport Road coupled with the existing hedgerows virtually screen the site entirely until in close proximity to the site boundary.*

*The site is not within a designated landscape and offers very little to the surrounding landscape in terms of visual qualities.”*

*“In longer distance views, the proposed development is considered by Officers to be viewed in context with the existing settlement and built form. It is fully accepted that the application would result in a significant change to the character of the immediate area and fields. However, the visual change is inevitable given the scale of the development, but recognising the merit of providing new housing in a sustainable location coupled with the comprehensive analysis regarding visual impact it is considered that the area does have the capacity to accommodate the proposed scheme.”*



General views across the site; identifying the landform, boundaries and existing developments



View of the existing industrial shed prior to partial demolition    View from the junction of Bunkers Lane toward the site

7.2    The proposal can and will offer improvements to soft landscaping around the perimeter of the site, as well as within the development. From the views into the site, there will be no discernible difference in terms of visual landscape impact from public vantage points compared to the approved scheme.

- 7.3 The increased number of dwellings has been carefully designed to allow for views through the development, as well as open spaces and garden areas, to create an 'edge of village' development in a sustainable location.

## 8.0 HIGHWAYS & ACCESS CONSIDERATIONS

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- 8.1 Paragraph 109 of the NPPF requires that:

*'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'*

- 8.2 The provision of the highway access and junction onto the main road is covered in detail by the supporting Access Statement produced by Mayer Brown and reflects that already granted consent.

- 8.3 Each property will benefit from off-street car parking and/or communal parking. The parking provision is in accordance with the Councils SPD.

- 8.4 The approved extant scheme had no highways objections. The Council confirmed:

*"The scheme has been appraised by Island Roads who have raised no objections to the proposals. They identify that the access arrangements are appropriate and would have sufficient visibility, and the on-site layout is also compliant with design standards"*

- 8.5 As part of the original S.106 agreement there was a requirement to turn an area of verge into a pavement (by the occupation of the 18<sup>th</sup> dwelling). Although this verge affords continued access to The Post Office (and other amenities) (as a right used for decades) the current proposal will secure alternative improvements to assist connectivity into Rookley. Those measures have been agreed with Island Roads and are detailed by plan 19440/9 Rev A (Off Site Highway Improvements). Those measures will be controlled by a new S.106 agreement.

## 9.0 DRAINAGE, FLOOD RISK & CONTAMINATION

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- 9.1 Within the overall strategy there is a required need to have an underground pump for foul waste (as with the approved extant scheme). This is positioned in accordance with criteria set by relevant water authorities. It is also positioned at the lowest point so that foul waste is gravity fed. Surface water flows are attenuated into a pond, as demonstrated by the supporting Drainage Statement. The previous Flood Risk Assessment (FRA) concluded that there will be no increase in flooding. Flooding and drainage considerations were satisfactorily resolved by the discharge of previous conditions.

- 9.2 The Council (appendix 2) stated:

*“Concerns have been expressed that the development of this site would be likely to cause additional surface water drainage issues within the local area, particularly during periods of heavy rainfall. Although the site is greenfield in nature, it is not located within a Flood Zone.”*

9.3 As with the extant consent a 4m verge will be retained to the south of the site and will not be devoted to domestic curtilage. This enables the maintenance of the boundary ditch and the trees on the same boundary.

9.4 The Council concluded that:

*“The detailed design of the drainage approach for the site can be controlled through the imposition of a planning condition. On this basis, whilst the development may not resolve existing issues relating to surface water drainage within the locality, it is considered that these issues have been appropriately considered and the scheme would be compliant with the principles of policy DM14 and the DEFRA guidance, in that it would not worsen the existing situation. It is considered that foul water connections can appropriately be dealt with through the Building Regulations process and discussions with Southern Water as may be required through the Water Industry Act, as such, other statutory regimes can sufficiently resolve these matters.”*

9.5 With respect to contamination, Condition 10 (P/01392/16) was discharged. The Council confirmed;

*“Main Site - The submissions have been satisfactory. The reporting identified areas of concern and satisfactory remediation has been carried out and evidence supplied within the 'Remediation Verification' report dated 14 November 2019, reference NN766R06 is acceptable. Environmental health are satisfied that the condition requirements have been met in full for this part of the site.*

*“So, in respect of the buildings area to the south-west of the site, only part a) of condition 10 can be discharged at present. In light of these comments I am able to discharge the condition in respect of the main site but only part discharge the area of the buildings on site. This would allow for the demolition of these buildings so that further contamination work can be undertaken.”*

9.6 In light of the above, the last remaining industrial building has not yet been demolished; albeit the final surveys have now been completed.

## **10.0 TREES & ECOLOGY**

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10.1 The Local Plan (Policy SP5) states that:

*‘The Council will support proposals that protect, conserve and/or enhance the Island’s natural and historic environments. All development proposals will be expected to take account of the environmental capacity of an area to accommodate new development and, where appropriate and practicable, to contribute to environmental conservation and enhancement.’*

- 10.2 Policy DM12 of the Local Plan requires that new proposals conserve and enhance the landscape and biodiversity offer. This scheme is similar to the extant consent, in terms of the open space offered to the north, as well as increased landscaping within the interior. Refined details can be controlled via condition.

### **DM12 Landscape, Seascape, Biodiversity and Geodiversity**

**The Council will support proposals that conserve, enhance and promote the landscape, seascape, biodiversity and geological interest of the Island. Development proposals will be expected to:**

- 1. Protect the integrity of international, national and local designations relating to landscape, seascape, biodiversity and geodiversity and the reasons for these designations and the weight given to them and enhance their features of interest wherever possible.**
- 2. Ensure new development avoids both direct and indirect adverse effects upon the integrity of designated sites and, if necessary, provides appropriate mitigation measures.**
- 3. Promote the maintenance and enhancement of the links between designated sites, especially through the provision of, and/or enhancement to, Green Infrastructure and appropriate local designations.**
- 4. Reflect the aims and objectives of the AONB Management Plan, the Council's Landscape Character Assessment, Historic Landscape Characterisation and any further relevant landscape assessment.**
- 5. Positively contribute to meeting the aims and objectives of the Isle of Wight's Local Biodiversity Action Plan and Local Geodiversity Action Plan.**
- 6. Minimise the threats and promote the opportunities arising from climate change on the Island's landscape, seascape, biodiversity and geodiversity.**

- 10.3 The Council considered matters relating to trees and ecology. The following conclusions were made, which can apply to the current proposal as there is no greater impact:

*"In terms of the impact on trees, the submitted information is considered to be acceptable and would see the key boundary trees retained and additional planting proposed to enhance the context, reinforce the existing landscape character and soften the impact of the development. This is welcomed... Officers are in agreement with this approach and consider that appropriate conditions as recommended would be sufficient to secure the mitigation and enhancement works. As such, it is considered that these would represent enhancements to the ecological potential and value of the site and therefore, subject to the imposition of the recommended conditions, the proposals would comply with policies SP5, DM2 and DM12."*

- 10.4 The historic tree report is contained within appendix 3. The trees on the southern boundary (which sit outside of the domestic curtilage) are all retained. There is no change in circumstance with the proposed. The line of poplars on the south boundary which fall within the domestic curtilage will be removed and replaced with a hedgerow and boundary fence. This directly correlates with the extant consent (condition 2) and the agreed boundary treatment (as approved (plan PL01-027; Unit D3-B1 Boundary Treatment) and detailed within appendix 4).
- 10.5 With respect to ecology, Condition 7 (on the extant consent) was partially discharged relating to Biodiversity Mitigation and Enhancements. The Council confirmed:



*“Following the receipt of revised details NN766R07 - Rev 02 dated 28 April 2020 I can confirm that the submission element of the condition can be discharged. As this condition has continuing responsibility over the course of the development it cannot be discharged in full. The agreed details must to adhered to on site.”*

- 10.6 The measures contained with the associated report (appendix 5) will be followed (and can be controlled by condition compliance. This ensures that biodiversity, mitigation and enhancements are secured.

## **11.0 CONCLUSION**

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- 11.1 Against the assessment of relevant and up to date planning policy, the proposed revised scheme is acceptable in all respects.
- 11.2 The scheme balances the objective to assist Rookley as a Rural Service Centre, yet retaining a rural and traditional execution, so that it blend-in well with the existing village. The proposal seeks to positively enhance the village by acting as a gateway which will be suitably softened through landscaping both within the private and public domain.
- 11.3 The proposal provides an attractive, functional and accessible environment that contributes to the sense of place. It has had regard to existing constraints such as adjacent buildings, topography, views and other landscape features to be well situated against the landscape character.
- 11.4 The proposal creates an attractive setting which accepts development, but one that integrates with its surroundings to be complimentary to Policy DM2 of the Island Plan. The proposal does balance all material considerations with no significant or demonstrable impacts. Given the weight applied to the extant consent there is no reason to without consent being granted.

Appendix 1

**Report:** PT1B  
**Ref Number:** P/01392/16  
**Recommendation:** Conditional Permission  
**Decision Type:** Planning Officer Delegated Procedure

**Justification for Decision:**

**Principal Considerations**

The main issues in considering this proposal are:

- Principle of the proposed development
- Consideration of housing matters
- Whether the design and appearance of the development would be acceptable in relation to the character and appearance of the surrounding area
- Impact on surrounding properties
- Ecology and trees
- Highway considerations
- Flooding and drainage issues
- Other matters

**Details of Applications**

Demolition of industrial building; proposed development of 21 residential units, associated highway access and supporting infrastructure, public open space, landscaping and attenuation pond

The proposal seeks full planning permission for 21 dwellings, 7 of which would be brought forward as affordable housing. The proposal seeks to provide a new vehicular access to serve the development, and would also bring forward the provision of a pedestrian connection across the frontage and to the south in order extend the existing connection. The scheme includes for detached, semi-detached, terraced and flatted units. Garages and sheds are also shown for some units. The development would be served via a central spine route with associated turning heads, all dwellings would front onto the access road. A pumping station and attenuation pond for drainage purposes have been shown on the layout drawings.

A series of revised plans were provided during the application process, these identify the following changes:

- Units D3-D6 revised to a hipped roof
- Units D3-D4 repositioned slightly
- Units D3-D6 additional boundary information provided
- Units B1-B2 pulled away from rear boundary
- Garage for A1 reduced in size

These changes represented relatively minor changes which do not affect the overall scale or nature of the development and as such, do not warrant further re-advertisement or consultation.

**Location and Site Characteristics**

part OS parcel 8530, off, Main Road, Rookley, Ventnor, Isle Of Wight, PO38

**Relevant History**

There is no directly relevant planning history relating to the development that is now proposed.

However, it is noted that TCP/8681/A is of relevance as condition 7 of that permission requires that a strip of land is reserved for future highway improvements. This is relevant to the pedestrian connection as identified within this report.

**Development Plan Policy**

**National Planning Policy**

National Planning Policy Framework (NPPF) constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration on determining applications. At the heart of the NPPF is a presumption in favour of sustainable development.

The NPPF sets out three roles (economic, social and environmental) that should be performed by the planning system. The Framework states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- moving from a net loss of bio-diversity to achieving net gains for nature
- replacing poor design with better design
- improving the conditions in which people live, work, travel and take leisure and
- widening the choice of high quality homes

#### Island Plan

SP1	Spatial Strategy
SP2	Housing
SP5	Environment
SP7	Travel
DM2	Design Quality for New Development
DM3	Balanced Mix of Housing
DM4	Locally Affordable Housing
DM12	Landscape, Seascape, Biodiversity and Geodiversity
DM14	Flood Risk
DM17	Sustainable Travel
DM22	Developer Contributions

The Solent Special Protection Areas (SPA) Supplementary Planning Document (SPD)

#### **Consultee & Third Party Comments**

12 letters of objection received raising various issues which can be summarised as relating to:

- loss of greenfield land
- no need for housing
- impact on neighbouring properties
- highway concerns
- infrastructure concerns
- ecological objections
- suggesting alternative sites for development
- technical issues relating to drainage and impact on the public rights of way.

1 letter of support received relating to the improvements to pedestrian connectivity and the public right of way.

2 letters have also been received relating to matters of land-ownership regarding the frontage of the neighbouring properties and the ability to deliver the footway improvements.

The Parish Council resolved not to object to the proposals, although some minor concerns were expressed.

Island Roads - Raise no objections subject to conditions

Southern Water - Raise no objections

Public Rights of Way - Raise no objections but request provision of PRow improvements in the vicinity of the site

Environmental Health - Raise no objections relating to contaminated land.

Ecology - Raise no objections subject to conditions.

## **Evaluation**

### **Principle of development**

The application site is located outside of but immediately adjacent to the settlement boundary of Rookley as defined on the Proposals Map, forming part of the Island Plan hereafter referred to as 'the Core Strategy'.

Policy SP1 of the Core Strategy seeks to focus new development within the rural area into locations within or immediately adjacent to the settlement boundaries of Rural Service Centres. In such locations proposals for the development of greenfield sites will need to demonstrate that deliverable previously-developed land (PDL) is not available, and that an identified local need will be met. In addition, policy SP1 requires applications on non-previously developed land to clearly demonstrate how it will enhance the character and context of the local area. Subject to these requirements, where an adequate justification has been demonstrated, policy SP1 supports new development in areas such as this.

In addition to the requirements of policy SP1, policy SP2 of the Core Strategy confirms that 980 dwellings will be delivered at locations within Rural Services Centres and the Wider Rural Area over the period 2011 - 2027. To ensure these targets are met, the Council will permit development in accordance with the provisions and policies of the Core Strategy. The application, in very general terms, seeks to achieve a proportion of this requirement although this report will discuss in detail the needs of the area within which the site is located.

The application site comprises both previously-developed land (PDL) being that land which is occupied by buildings and hardstanding associated with the historic commercial usage of part of the site. To the front and rear of this PDL the site is greenfield in nature, having been laid to grass and forming land previously utilised for agricultural purposes. The site is located outside of, but immediately adjacent to the settlement boundary of Rookley which is defined as a Rural Service Centre. If the proposals can sufficiently demonstrate that:

- It would meet an identified local need
- Deliverable previously developed land (PDL) is not available that would be sequentially preferable to the site
- The proposal would enhance the character and context of the local area

Each of these matters is examined in greater detail within the body of this report, however, it is considered generally that the principle of this development would be considered acceptable in relation to policies SP1 and SP2.

### **Housing matters**

The evaluation of housing matters relating to this proposal will include the consideration of sub-issues such as sequential test, housing need, housing supply, and the consideration of outcomes from Appeals raising similar issues, these sub-issues examined within the following sections. These matters will be considered within the context of policies SP1, SP2, DM3 and DM4 of the Core Strategy.

The application proposes a total of 21 units, 7 of which would be proposed as affordable housing (33.3%) comprised of 1, 2, 3 and 4 bedroom units with a mix of scales and types ranging from bungalows, through to detached/semi-detached and terraced units. The supporting information with the application has sought to identify that the proposals would be compliant with the relevant policies.

While policy SP1 requires that the proposals demonstrate an identified need, it does not restrict development to solely meeting local need and this is of particular relevance given the requirements of policy SP2. This sets a target for the provision of 980 dwellings in the Wider Rural Area and Rural Service Centres over the plan-period forming part of the overall housing delivery requirement of 8320 (or 520 per annum). This must be considered in the context of the role that the Rural Services Centres

play in supporting the Wider Rural Area, offering support for outlying villages, hamlets and the countryside the residents of which would utilise and support existing facilities and services contained within the Rural Service Centres. It is considered that small-scale growth in these areas would help to ensure future vitality and contribute towards a thriving rural settlement.

Paras 5.35 & 5.36 of the Core Strategy identify that the annual requirements for housing are not targets, nor are they ceilings. This approach is considered to be equally applicable to the figures resulting from the spatial distribution identified in policy SP2, i.e. the 980 units for RSCs and the WRA is not a target or a ceiling, as each application must be considered on its own merits.

At this stage it is important to highlight that the monitoring of dwellings provided (linked to policies SP1 and SP2) is based upon housing delivery (completions). This approach is clearly set out within the Council's Annual Monitoring reports and 5 year land supply assessment and this approach is based upon that advocated by the NPPG. It is therefore recognised that to ensure suitable levels of delivery, there is a necessity to plan for levels of development which may exceed identified needs in order to ensure that there is contingency in the event that sites do not come forward for delivery (for example as a result of site constraints).

The Local Planning Authority consider that the proposals would be compliant with the broad aims of policies SP1 and SP2 of the Core Strategy as the site is outside but immediately adjacent to the defined settlement boundary. The scheme would also provide for new residential development which would contribute towards the overall planned levels of growth identified for the Rural Service Centres more generally. This is subject to the proposals demonstrating that deliverable previously developed land (PDL) is not available and the proposal would enhance the character and context of the local area as considered later within this report. It should at this stage be noted that DM3 (Balanced mix of housing) specifically identifies that in assessing need, due regard should be given to the Strategic Housing Market Assessment (SHMA) and any identified housing need for the local area. In relation to the latter, there is no established housing need survey for Rookley that has been undertaken or would be relevant for the consideration of this application.

As stated previously policy DM3 (Balanced Mix of Housing) states that proposals will be expected to *reflect* (my emphasis) the most up-to-date Strategic Housing Market Assessment, *contribute* (my emphasis) to meeting the identified housing need for the local area and *contribute* (my emphasis) to meeting specialist housing requirements. It also outlines that the final mix will be negotiated with the developer. Due regard must also be given to the requirements of policy DM4 (Affordable Housing).

In considering the issue of need against the aims of these policies, in the absence of any local Housing Needs Survey, it is only correct to consider other evidence bases including the Strategic Housing Market Assessment. The latest Strategic Housing Market Assessment (SHMA) was published in August 2014 and follows the NPPG in that it looks at future population growth over the plan-period based on demographic change.

The SHMA broadly confirms that the Island Plan's current position in respect of the overall level of housing delivery required on an annual basis (520 dwellings) as set out in policy SP2 and that this is broadly reflective of the current and future trends of the housing market on the Island. The SHMA also states that whilst the focus should be for smaller (2/3-bed properties) within both market and affordable housing to meet a wide and flexible need (i.e. new households, young families, downsizers etc), there should be a 'reasonable degree of flexibility to ensure that, in applying mix to individual development sites, appropriate regard can be given to the nature of the development site, the character and existing housing stock of the area as well as the most up-to-date evidence of need/demand.' The SHMA also identifies that "mid-market" products are also required in order to meet the demand from middle-aged, economically active households, particularly within desirable rural sub-market areas in order to meet the needs of people in managerial or professional occupations.

The SHMA confirms that Rookley is situated within the housing sub-market of Rural East Wight. Within the Rural East Wight housing sub-market the SHMA estimates that there is a need to provide 44 units per annum to meet the "total newly arising need" (newly forming households and changing circumstances - i.e. accommodation is too small). The sub-market within the SHMA covers a greater area than Rookley itself and includes intervening rural areas, this would correlate with the approach of the Core Strategy towards Rural Service Centres which are to support surrounding areas. As a result, it is considered that the proposed housing development would contribute to the identified need for

affordable housing per annum as identified by the SHMA. The SHMA identifies that dwelling sizes within this sub-market should be focused towards 2 & 3 bedroom properties, with 10% being within the 4+ bedroom category.

It is considered that the statistics within the 2014 SHMA, further support local need position that has been presented by the applicants, and these correlate with the overall strategic position adopted by policy SP1. In this respect it is considered that the proposals would accord with the aims of policy DM3 with regard to the proposals meeting a need for additional residential development. The applicants also identify that the development could help in meeting a demand from people wishing to live in close proximity of, but outside of Newport, and this factor is also given minor weight.

Third parties have referred to the two recent Appeals for Hazely Combe (Arreton) as developments which would meet the need for Rookley, however, this is not accepted. Only one of the two permissions granted could be implemented, and in any event, they would go towards meeting the need for Arreton which itself is a Rural Service Centre. As such, it is considered that there is an adequate needs case presented to support this development.

Turning to policy DM4 (Locally Affordable Housing) the proposals would see 33.3% provision on site (being 7 of the 21 units proposed). Whilst this would be marginally below the policy requirement as stated within policy DM4 (35% requirement) it is noted that the units proposed are for affordable rented tenure, and the proposals would also see the delivery of other off-site improvements to connectivity and Public Rights of Way enhancements. Further, it is noted that the layout proposed would deliver an appropriate mix and arrangement of properties which could be satisfactorily be accommodated on the site and would see efficient use of what is in part previously-developed land (PDL). Taking all of these factors into consideration, it is the Local Planning Authorities opinion that whilst ordinarily the level of affordable housing provision should be rounded up (in this instance equating to 8 units to achieve a policy compliant scheme), a pragmatic and reasonable position must be adopted. That is to say it would be unreasonable for the LPA to refuse this application on the grounds of non-compliance with policy DM4 on the basis of a 1.7% shortfall, particularly in light of the factors mentioned previously. As such, subject to the affordable housing being secured by S106 obligation result the proposals would be compliant.

Due consideration should also be given to the requirement for the Council to maintain a 5 year supply of housing land. The NPPF states that the Council must "identify and update annually a supply of specific deliverable site sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5%.....where there has been a record of persistent under delivery of housing, local authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planning supply and to ensure choice and competition on the market for land".

The Council has a five year land supply, with the required 5% buffer, with 49% coming from sites identified within the Strategic Housing Land Availability Assessment (SHLAA) sites. The Planning Inspector who considered the appeal at Hazely Combe in Arreton, within which the five year land supply was debated, commented that: "*there must be a certain concern that overall delivery from sites with planning permission and deliverable SHLAA sites will not come forward within appropriate timescale*", concluding that "*the Council can show a 5-year supply on paper but there must be concern about whether it can be achieved*". If the Council fails to consent sites to meet the identified need, there is an increasing risk that it will not be in a position to demonstrate that it has a 5 year land supply and will consequently need to demonstrate a higher percentage buffer figure to comply with the requirements of the NPPF. Therefore this adds further weight to support the principle of development on this site as it would contribute towards meeting the need for housing as identified by policy SP2 of the Island Plan and would contribute towards meeting the 5-year land supply as required by the NPPF.

In summary, it is considered that the proposals would comply with the relevant policies of the Core Strategy as discussed above and Officers would advise that in relation to matters of housing need, the proposals would be compliant with the Island Plan.

### *Sequential Test*

As identified within the previous section, the proposal should demonstrate that previously developed land is not available to deliver the development proposed. In considering this matter it must be

accepted that the site does in part include a substantial element of previously-developed land (PDL) associated with the former commercial use at the site.

Within the supporting information accompanying the application, there is an assessment of 15 sites (including the application site) which have the potential to deliver residential development within the context of the settlement of Rookley. This review seeks to provide an overview analysis of the sites and their suitability for development, with particular regard to the requirements of policies SP1 and SP2. This review considers sites within the immediate context of Rookley which have also been promoted through the LDF process. The submitted information concludes that there are no previously-developed, "deliverable" sites which are capable of being developed to meet the needs of the Parish which would be classed as sequentially preferable to the application site. In addition, the report goes on to identify that even if there were alternative sites which would be considered sequentially similar or preferable, it is likely that development of the application site would be required in order to ensure that the settlement can meet the broad spread of development required through policy SP2 based on Rookley being classed as a Rural Service Centre.

In summary, Officers have reviewed the assessment and information available to the Council and consider that there are no sequentially preferable sites that could accommodate the proposed development, and that in order to meet the housing needs and demands over the plan period, it is necessary for site to be considered for development.

This must also be considered within the context of the general sustainability of the site. Officers consider that this would be a sustainable location for additional residential development. Although the site is located on the fringe of the settlement, it is bounded in part by existing residential development and does have a visual and spatial relationship with the established village boundary. It would therefore appear as a natural extension of the existing form. The site is located within reasonable walking distance of the existing shops and services located within Rookley, and is within a position which would allow easy access to sustainable transport links (such as the bus route and existing highway network and also wider footpaths and cycle-ways). Therefore the site would be sustainable, and appropriate for development to occur.

It is therefore considered that in relation to the sequential test requirement of policy SP1, the proposal would be acceptable.

#### *Outcomes from Appeals raising similar issues*

The Inspector's decision for Blanchards (January 2016) provides a number of references relating to the interpretation of policies SP1 and SP2 and given that the application shares similar characteristics (ie greenfield site, outside but immediately adjacent to the settlement boundary of a Rural Service Centre) Officers would wish to highlight a number of points in relation to the principle of development as set out below:

- "Policy SP1 provides for development on appropriate land within or immediately adjacent to the defined settlement boundary of Rural Service Centres, prioritising the use of previously developed land where available".
- "Policy SP2 seeks to deliver 980 dwellings in the Rural Service Centres or rural area, and of the 5 year housing land supply that the Council is required to be able to demonstrate under Framework paragraph 47, 49% comes from sites without permission or those within the Strategic Housing Land Availability Assessment..."
- "Policy SP1 identifies 4 out of the 11 Rural Service Centres as being in the Area of Outstanding Natural Beauty, in whole or part, and does not preclude development in the designated area as a result. There are compelling reasons to agree the principle of development in this location notwithstanding the location within the Area of Outstanding Natural Beauty."
- The Inspector highlighted the importance of paragraph 14 of the NPPF which states that at the heart of the document is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. This is stated as meaning that development which accords with the Development Plan should be approved without delay.

The Inspector's decision for Hazely Coombe, Arreton (September 2014) provides a number of references relating to the interpretation of policies SP1 and SP2 and the provision of additional



residential development within and immediately adjacent to Rural Service Centres. Again, whilst the schemes are materially different, Officers would wish to highlight a number of points in relation to the principle of development and the impact of change resulting from development, as set out below:

- The Council can demonstrate a 5-year supply.
- The Inspector identified that "local" in the context of policy SP1 means the ward area, and that policy SP1 does not constrain development to solely meeting local need. The Inspector also identified that this interpretation is supported by the requirement for 980 dwellings in Rural Service Centres (RSC's) and the Wider Rural Area (WRA) over the plan-period as specified in policy SP2 which is a figure surely much greater than any likely local need.
- Given that housing in RSC's may provide for more than a purely local need, the obvious indication of a wider need that should be catered for comes from the 2007 Strategic Housing Market Assessment (SHMA). He also identified the key findings of the SHMA and accepted that whilst dated, it formed part of the evidence base for the Core Strategy and thus must be afforded material weight.
- In concluding the matters relating to principle and housing need the Inspector stated that Arreton as an RSC would allow housing development to be permitted, and this is supported by policy SP2 which provides 980 dwellings to be built *"through smaller-scale development"* at the RSC's and wider rural area. He also reaffirmed that policy DM3 seeks an appropriate mix of house types and sizes (to reflect the most up-to-date SHMA and to contribute to meeting identified local need and specialist housing requirements.) He also gave weight to the "golden thread" of sustainability from the National Planning Policy Framework (NPPF) and referred to the sustainability analysis of the Core Strategy (which formed part of the designation of Arreton as an RSC), before concluding that housing within the RSC would in principle and in relation to the numbers, sizes and types of units proposed be in accordance with local and national planning policies.
- The Inspector also provided comment in relation to the requirements of policy SP2 and the scale of development. He identified that as Arreton was an RSC and, *"with 980 dwellings to be provided over eleven RSCs and the wider rural area, it will be expected to accommodate a significant number of new houses over the Plan period"*, going on to state that 89 *"represents the proportionate increase to be expected if the 980 dwellings required by policy SP2 were spread equally over the eleven RSCs (unlikely in practice but a good general guide)"*.
- Further he identified that the number of dwellings would be likely to exceed what numerically may be small-scale, and that SP2 states 'smaller-scale' which in the context of Island-wide housing provision, is rather different to 'small-scale'. He identified that the important issue was how a significant amount of housing development might be successfully accommodated visually.
- The Inspector also concluded that "Designation as an RSC commits the village to significant change in the future..." and highlighted that "change, of itself, is not necessarily harmful"

In summary, both Appeal outcomes confirm that Inspectors have concluded that residential development within or immediately adjacent to Rural Service Centres is acceptable in principle, that development in such areas would be sustainable, and development may provide for more units than any identified local need. They also reaffirm that Rural Service Centres are expected to accommodate a significant number of new houses over the Plan period, and that although such development would be "smaller-scale" in relation to the Island-wide housing provision which is different to being "small-scale".

Whilst it is accepted that the application proposals are materially different to the aforementioned Appeal schemes, the Appeal outcomes must be afforded weight in the planning balance as there are similar circumstances and the policy context is very similar. Officers do not therefore consider that there is a sustainable objection to the proposals on matters relating to principle, as in Officers opinion the principle of development would be likely to be found to be acceptable by an Inspector.

#### *Conclusion of housing matters*

In conclusion of this issue, Officers consider that the principle of development of this site for residential purposes as proposed would be acceptable in principle. The provision of housing on this site would meet both local need for housing and that of the wider Island, it would also provide for much needed affordable housing within a sustainable location. The development of the site would be appropriate in terms of location owing to its proximity to the established form of the settlement and its connectivity in terms of the services and facilities which can be found within Rookley. On this basis, the scheme would comply with policies SP1, SP2, DM3 and DM4 of the Island Plan.

### Impact on the character and appearance of the area

The application seeks full permission, with detailed layout and detailed house types provided. The scheme includes for a mix of unit types and scales with the majority being two-storey scale. A large area of open space has been retained within the layout in order to provide relief to the built form and provide a local amenity.

In considering these issues, due regard is given to policies SP5, DM2 and DM12 of the Island Plan. Further, consideration is also given to the requirement within SP1 which states that in all cases development on non-previously developed land will need to clearly demonstrate how it will enhance the character and context of the local area. Concerns have been expressed that the development, by virtue of the location, density and number of units proposed, would be out of character with the surrounding area.

The application site is located on the fringe of the village and its current use creates a sense of open-ness on arrival/departure to/from the village created by the open field to the frontage. There is a visual transition between this frontage and the agricultural fields beyond. The existing industrial building which is of a significant scale appears relatively discreet owing to the rolling nature of the site and its position. The site is viewed, and spatially read, in conjunction with existing forms of development including the existing residential forms. The site is visible in short-distance views and those longer landscape views (particularly from higher ground and the Public Rights of Way) and within both of these contexts the site is seen against the existing development and the transition to surrounding fields. Within medium distance views, the site is screened by both the existing development, and the existing boundary treatment which sits alongside Newport Road. The alignment and gradient of Newport Road, coupled with the existing hedgerows virtually screen the site entirely until in close proximity to the site boundary. The site is not within a designated landscape and offers very little to the surrounding landscape in terms of visual qualities. In summary, the site does not therefore feel isolated in terms of its relationship with other built form and it is accepted that the relatively un-developed nature of the site currently allows it to blend the transition between the more urban development of the village and the surrounding rural character.

The details submitted with the application demonstrate that an appropriate layout for the 21 units can be obtained. This would comprise a short section of frontage development to complete the street scene and effectively move the current visual stop to built form in this area. These frontage units would be of an appropriate scale for this position and would be set back allowing for defensible space to be retained to the frontage preventing these units from appearing over-dominant or visually intrusive. The remainder of the development would comprised detached and semi-detached units within spacious plots which follow the existing contours of the site. These units would vary in scale, creating a high-quality, yet mixed development where the spaces between dwellings and landscaping have been carefully considered in order to ensure that the development does not appear cramped or over-developed. Space would also be retained to the adjacent public footpath to prevent the development being dominant over this well used route. The layout also includes an area of open space to the north-western corner which leads into this development, this space is important as it offers relief to the built form, providing a visual gap, and also provides a local amenity for the proposed development and existing residents. Each of the units is considered to be of an appropriate scale, and the designs presented seek to utilise traditional forms and styles which would also meet modern living requirements. Sufficient amenity areas would be provided for each of the units along with on-plot parking and garaging. Officers believe that this would be a high quality approach to development and as a development per-se, there are no objections.

In terms of the impact of this development it is considered that it would appear as a natural extension of the existing village, appearing as a further stage of the growth of Rookley as part of meeting its ongoing need for housing. In terms of density it is considered to be appropriate compared to the existing forms of development within the village and would be broadly comparable to the existing built form within the locality, and thus would not indicate potential issues in terms of spatial conflict or overdevelopment. In terms of impact on the character and appearance of the area, although the proposals would result in change to the immediate landscape as a result of the loss of a predominantly open site, this is not in itself considered to be harmful. The proposals would allow for an appropriate quantum of development within a site which would represent an appropriate extension to the existing built form in this area. The scheme would allow suitable transitions to the existing neighbouring uses

and would be of a scale which is comparable to other built forms.

When viewing the site from the near distance in particular the surrounding properties it is accepted that the outlook from these properties and areas would be significantly different. However, this would not in itself be considered unacceptable, with view not representing a material consideration. The impact on the residential amenities is discussed in more detail in the appropriate section below. In terms of views from Newport Road, again change would occur, but this is not considered to be harmful, and over-time the development would integrate into the visual character of the area.

In longer distance views, the proposed development is considered by Officers to be viewed in context with the existing settlement and built form. It is fully accepted that the application would result in a significant change to the character of the immediate area and fields. However, the visual change is inevitable given the scale of the development, but recognising the merit of providing new housing in a sustainable location coupled with the comprehensive analysis regarding visual impact it is considered that the area does have the capacity to accommodate the proposed scheme. The site is not within a designated landscape and is bounded in part by residential development and is seen against a backdrop of established residential form. Officers consider that the scheme would not detrimentally impact upon the overall landscape character of this area. It would in some ways appear as a natural extension of the existing spatial pattern of development.

Naturally, as a result of this incursion, there could be a concern that this development is part of a wider spread of development which would further erode the character and spatial qualities of this area. However, this scheme must be considered on its own particular merits. In addition, the landscape and ecological enhancements which would be secured would help to mitigate the impact of development, offer potential for improvement and would prevent further development in the longer-term. These could be appropriately controlled through the imposition of conditions.

In considering the requirements of policy SP1, due weight is afforded to a recent Planning Inspectorate decision at Place Road in Cowes which discussed the issue of developing on Greenfield land and the landscape impact of this. Within the decision the Inspector made the following comments:

*"The second implication in Policy SP1 is that all development on non-previously developed land should demonstrate how it will enhance the character and context of the local area. However, whether or not enhancement would take place should be viewed against the aim of the policy which is generally encouraging of development on the periphery of certain towns. To resist development failing to enhance simply because it would be on 'greenfield' land would be self-defeating."*

Policy DM2 seeks high quality and inclusive design to protect, conserve and enhance the existing environment whilst allowing change to take place. Policy DM12 lists matters that development proposals will be expected to protect in relation to the landscape. It is Officers opinion that subject to the detailed consideration of the proposals at the reserved matters stage and the imposition of the recommended conditions, the proposals would complement the established character and appearance of the area, and whilst the proposals would result in a change to this part of the landscape, the impact of this change would be limited and would be outweighed by other factors forming part of the overall planning balance.

#### Impact on neighbouring properties

The site is bounded by a series of residential properties, those most likely to be impacted upon as a result of the development are:

- Foxearth - a detached property orientated west-east
- Little Glen & Courtiles - A semi-detached pair of properties orientated west-east with amenity areas to the rear which bound the site. It is noted that Courtiles currently has a close relationship with the existing industrial building and its amenity space also hosts a series of radio transmitting equipment. Little Glen also has a relationship with the industrial building, but also benefits from an extended residential curtilage which abounds the site. There is also a difference in site levels between the application site (higher) and the amenity areas of these properties.

In terms of the impact on the use of each of the above buildings, owing to the considerable separation

distances between the development proposed and the existing buildings it is considered that issues relating to overlooking, overshadowing or dominance would not occur. It is accepted that the outlook from each of these properties would change as a result the development, however, this is not considered to be detrimental to the amenities of these properties owing to the separation distances. In addition, it must be remembered that the loss of a view is not a material consideration.

Looking at the impact on the amenity areas for these properties. Foxearth would see no significant change, with potential for benefit as a result of land being provided to this plot as a result of the development.

With regard to Courtiles, the amenity space of this property is currently enclosed by existing structures, as a result of the demolition of these structures there would be some opening-up of vistas from the garden out. It is noted that D3 would sit close to the common boundary and would exhibit a two-storey scale, however, given the presence of the existing building it is not considered that an objection relating to this relationship could be sustained. There would be no overlooking of this property owing to the design of D3. As such, subject to appropriate boundary treatment secured by condition, this relationship would be acceptable.

Looking at Little Glen, the area which formed the historic garden area and which is classed as the core amenity area owing to its close proximity to the dwelling would have a similar relationship to that of Little Glen. The revised plans have sought to improve the relationship with this area, and as a result, it is considered that whilst some oblique overlooking would occur, there would be mutual overlooking from Little Glen back towards D3 owing to the change in land-levels. This is not considered to be an un-common or unacceptable relationship whereby developments can have a minor degree of overlooking of amenity areas, albeit at distance. It is not considered that any dominance or overshadowing of this area would have any significant adverse impact. Turning to the extended curtilage (as recently granted via an LDC) this is a natural extension of the historic garden providing substantial grounds for the property, it is clear that as a result of the layout of this area efforts have been undertaken to improve the use of this area in order to take advantage of the existing views out as a result of the relatively open boundaries. The existing building and hard standings within the application site have an established relationship with this parcel of land and are set at a higher level. The proposed layout would see new plots aligned to the common boundary, with garden-to-garden relationships resulting. The buildings would at their closest be 19m from the common boundary (with most plots in excess of 20m), and would be two-storey with levels reduced to "step-down" through the site to a level comparable with the levels at Little Glen. It is accepted that the development would result in some overlooking of this area as a result of first floor windows, however, owing to the intervening separation distances and the nature of the use of this land as extended garden it is the LPAs consideration that this relationship would not be unacceptable. No dominance or overbearing effects would occur for similar reasons, and although the existing views out from this area may be lost, which may in turn affect how this area would be utilised, this is not considered to be a sustainable basis for refusal as there is no right to a view. Furthermore, it is considered that subject to appropriate conditions relating to the proposed boundary treatments, which are indicated to be a combination of fencing and planting and which would be of a typical height, the LPA consider that this would soften the impact of the built form and would provide some privacy at ground floor level.

Concerns have been expressed regarding the impact of the development on the existing transmitter equipment and the potential negative effects that this may have upon the occupiers of Courtiles hobby and also the provision of services during events such as the Festival. The Local Planning Authority are not best placed to consider the technical implications of this development upon this mast and its associated use. However, it is not a piece of statutory infrastructure and is afforded no specific protection by existing planning policies. Therefore if a detrimental impact were to occur as a result of the development, this is a matter for the operator to resolve. It cannot therefore be considered to have a significant bearing on the determination of this application. For clarity, even if it were afforded significant weight, any impact would have to be balanced against other factors in this report such as the provision of much needed housing within a sustainable location.

In terms of construction impact, any new development would have some impact upon neighbouring properties or the general tranquillity of the area during the development process. However, this is likely to be for a limited, short-term period only. An appropriate condition has been recommended to minimize the impact as far as possible.

In terms of the amenities of future occupants, it is considered that each of the units would meet modern living and amenity requirements, with sufficient amenity space provided for each of the units.

In summary, the revised plans provided would improve the relationship with neighbouring properties compared to the application as submitted and would reduce any minor impacts on the properties immediately adjacent. For the reasons set out above, it is considered that the proposed development would be acceptable in terms of the impact on the amenities of neighbouring properties, and any minor harm that would result would be balanced by the provision of housing in this location. The development of the site would result in change to the context of the site relative to neighbouring properties, and would impact on existing views from these properties and their curtilages, however, this is not considered to be harmful and the loss of view is not a material planning consideration. Therefore the proposals are considered to be acceptable.

#### Consideration of technical matters including highways, ecology, drainage etc

##### *Ecology*

There are no trees of significant amenity value within the site which are subject to formal protection or designation, there are however boundary trees which form significant landscape features. The site is also not subject to any formal designation relating to ecology.

The application is supported by an ecology report, which sets out the methodologies used to assess the value of the existing habitat and determine the presence of protected species. Conclusions of this work are that the key feature of ecological value is the bordering hedgerow on the southern part of the site and this is to be retained. Bat transect surveys show bat activity along this hedgerow and an adjoining strip of vegetation, the latter to be removed. The surrounding landscape show the boundary hedgerow to be an important connection feature for bats and with further enhancements within the site the loss of the adjoining vegetation can be mitigated. For this reason no further survey work is required and the proposals as put forward are acceptable and should be secured via condition. The Council's Ecologist raises no objections and does not disagree with the assessment undertaken or its findings. No concerns were expressed regarding the proposals, subject to a condition relating to an ecological mitigation and enhancement plan, detailing all measures designed to protect and enhance the site's ecological features.

In terms of the impact on trees, the submitted information is considered to be acceptable and would see the key boundary trees retained and additional planting proposed to enhance the context, reinforce the existing landscape character and soften the impact of the development. This is welcomed.

It is therefore concluded that, subject to the appropriate mitigation measures as indicated by the submitted documentation, the proposals would be acceptable.

Officers are in agreement with this approach and consider that appropriate conditions as recommended would be sufficient to secure the mitigation and enhancement works. As such, it is considered that these would represent enhancements to the ecological potential and value of the site and therefore, subject to the imposition of the recommended conditions, the proposals would comply with policies SP5, DM2 and DM12.

##### *Drainage*

Concerns have been expressed that the development of this site would be likely to cause additional surface water drainage issues within the local area, particularly during periods of heavy rainfall. Although the site is greenfield in nature, it is not located within a Flood Zone.

Given the outline nature of the scheme, details of the drainage proposals have not been presented. However, it is noted that the plan indicates the use of sustainable drainage systems and a supporting drainage report has been presented. This report identifies the ability to utilise on-site attenuation measures, permeable surfacing and a hydro-brake outfall in order to reduce the run-off rates from the development to a level that is at least comparable with the current greenfield situation. The methodology is in accordance with the Planning Practice Guidance which encourages the use of sustainable urban drainage systems (SUDS) to control surface water arising from new development proposals.

SUDS can have many benefits, which includes a reduction in the causes and impacts of flooding.

There are several different solutions and combinations of approaches to SUDS compliant schemes but the basic principles are:

- storing runoff and releasing it slowly (attenuation)
- allowing water to soak into the ground (infiltration)
- slowly transporting (conveying) water on the surface
- filtering out pollutants
- allowing sediments to settle out by controlling the flow of the water

A hierarchy of preferred drainage options is also contained within the online Planning Practice Guidance. The aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:

into the ground (infiltration);

- to a surface water body;
- to a surface water sewer, highway drain, or another drainage system;
- to a combined sewer.

Policy DM14 identifies support for SUDS techniques to meet local and national standards, and recognises the additional benefits they can bring for ecology and green infrastructure. It also states that: "On greenfield sites, SUDS will be required to achieve no increase in the relevant net run-off rate to that prior to development". It is also noted that the DEFRA guidance "Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems" (March 2015) supports the use of sustainable drainage techniques.

The detailed design of the drainage approach for the site can be controlled through the imposition of a planning condition. On this basis, whilst the development may not resolve existing issues relating to surface water drainage within the locality, it is considered that these issues have been appropriately considered and the scheme would be compliant with the principles of policy DM14 and the DEFRA guidance, in that it would not worsen the existing situation. It is considered that foul water connections can appropriately be dealt with through the Building Regulations process and discussions with Southern Water as may be required through the Water Industry Act, as such, other statutory regimes can sufficiently resolve these matters.

### *Highways*

Concerns have been raised in respect of the highway implications of the development as a result of the number of units proposed, and concerns regarding safety of the proposed access.

The application proposes a new vehicular arrangement, it is proposed that a new junction would be formed which would include for footways around the radii, and which would provide appropriate visibility splays. The application is supported by an Access Statement to justify the highway approach and demonstrate acceptability. An additional footway would be provided across the frontage of the site to provide a pedestrian link to the end of the existing formalised footway in proximity of the Old School House where there is also a bus-stop, and a crossing feature.

The scheme has been appraised by Island Roads who have raised no objections to the proposals. They identify that the access arrangements are appropriate and would have sufficient visibility, and the on-site layout is also compliant with design standards. The level of traffic impact from the development would not have a negative effect on the network and could be accommodated via the layout proposed. On site parking arrangements are also acceptable. It is noted that a footway is proposed across the frontage and this would be extended across the frontage of "Courtiles" "Little Glen" "Old School House" and "Foxearth" in order to provide a pedestrian connection, this is welcomed and should be secured by condition. There is considered to be sufficient space to deliver this improvement as part of the network and a condition is requested to secure the design level detailing of this element, which would also require highway agreements under S278/S38.

In light of this technical comment, no objections are raised to the proposed development on highway safety grounds.

With regard to the pedestrian link, comments have raised concern that this cannot be delivered as it is not within the control of the applicant. On review of the planning history for this parcel of land, it would appear that it was always intended to be utilised as a highway improvement as it is secured through condition 7 of TCP/8681/A. It is visually apparent from site inspection that this appears as verge area and is already used on an informal basis to provide pedestrian connection to the Post Office which is

within Foxearth. Planning decisions cannot consider the implications of land-ownership. This footway link already appears to be in existence on an informal basis and it is likely that there is a prescribed right for the use of the verge to provide a footway link to the Post Office which is utilised by the community. The proposals would not seek to provide this improvement as mitigation, more as a beneficial outcome and planning gain. In this respect, Officers consider that imposition of appropriate controls through conditions and or legal agreement to secure the delivery of this element, would ensure that this beneficial enhancement would be realised which would improve the sustainable connections for the proposed development, but would also provide a connection improvement for existing residents within the community to the Post Office, allowing an alternative to access via the private car. Officers do not therefore consider that the issues regarding land-ownership of this strip of land would have a material effect on the development that is proposed, or the determination of this application.

Based on the above, it is considered that there are no sustainable grounds for refusal of the application based upon highway matters, the scheme would be compliant with the relevant standards, and therefore it is considered that the proposals would be acceptable and unlikely to result in any evidenced harm or impact.

### *Rights of Way*

As identified, there are a series of Public Rights of Way within close proximity of the site. The Councils Rights of Way section have indicated a desire to see enhancements made to Rights of Way within the Parish of Rookley and request that a financial contribution is made. Given that a footway link towards the village would be provided across the frontage of the site would also be delivered, it is considered that only a relatively modest level of contribution could be required that would meet the "tests" as set out within the Planning Practice Guidance relating to planning obligations. A figure of £10k has been agreed through negotiations with the agent. This would be secured through a planning obligation for the requirement of the contribution and its use in delivery of the aforementioned improvements.

### *Planning Obligations*

In respect of planning obligations resulting from the proposed development, the application was subject to Heads of Terms (HoT) when originally submitted. As part of the determination of the application, these have been reviewed by Officers, and discussed with the applicants agent, it now recommended that the application is granted conditional permission subject to a S106 agreement which would cover the following HoT:

- Affordable housing provisions relating to the delivery of 7 units of Affordable Housing (33%). Appropriate clauses would be included to ensure that the affordable units are retained as such thereafter.
- Provision of a management plan for the site
- Requirement for the necessary S38/S278 works for the highway improvements (off-site)
- Requirement for the delivery of the footway link prior to the occupation of the 17th unit (allowing units B, D, E and F to be brought forward) - The works to deliver this footway shall include for the relocation of the existing Advanced Directional Sign in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority.
- Provisions relating to the provision of a £10k contribution towards delivery of the Public Right of Way improvements within Rookley Parish - to be provided before occupation of the 15th unit and to be spent within 5 years from receipt of payment.

The above listed HoT are required in order to ensure that the scheme would be acceptable in Planning terms, and would ensure that the proposals are in accordance with the application as presented. A legal agreement to control these elements would need to be finalised before permission could be granted.

### Conclusion

The application site is located outside of but immediately adjacent to the settlement boundary for the Rookley which is a Rural Service Centre. It is considered that the application site is within a sustainable location for new housing development and the proposals would contribute towards the delivery of housing, in accordance with policies SP1 and SP2 of the Island Plan Core Strategy. In

addition, it is considered that the proposed housing would provide a suitable level and mix of accommodation and that an acceptable level of on-site affordable housing would be provided which would be in accordance with the aims of policies DM3 and DM4 of the Island Plan.

The provision of residential development on this site and the quantum proposed would be acceptable and would not result in an unacceptable level of impact when considering the relationship between the site and surrounding character of the area including the wider landscape and visual impact. The application has sufficiently demonstrated that the proposal is justified and can be acceptably accommodated onto this greenfield site. The scheme would therefore be acceptable in relation to the character and appearance of the area and would accord with policies SP1, DM2 and DM12 of the Island Plan.

The scheme would not have an unacceptable impact on the amenities of neighbouring residents, highways drainage infrastructure, or features of environmental interest, thus the proposals would accord with the requirements of policies SP5, SP7, DM2, DM11, DM12, DM17 and DM21 of the Island Plan.

Having regard to the above and having taken into account all relevant material considerations, Officers conclude that the proposed development is in full conformity with the provisions of the development plan. As such, conditional permission is recommended.

### Conditions & Reasons:

- 1            A10    The development hereby permitted shall be begun before the expiration of 3 years from date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990.

- 2            S25    The development hereby permitted shall only be carried out in complete accordance with the details shown on the submitted plans, numbered:

Proposed Site Location Plan - PL01 - 002  
Proposed Site Plan - PL01 - 004 Rev B  
Proposed Site Sections & FFLs - PL01 - 005 rev A

Units D3-B1 - Boundary Treatment - PL01-027  
Indicative Drainage Layout - 19440/2  
Access & Visibility - 19440/1

Each of the units shall only be constructed in complete accordance with the details shown on the following plans:

A1 -

HT01 (Unit A1) Elevations - PL01 - 026  
HT01 (Unit A1) Ground Floor Plan - PL01 - 026  
HT01 (Unit A1) First Floor Plan - PL01 - 025

A2 -

HT 01 Elevations - PL01 - 008

B1 to B4 (4 units) -

HT 02 Elevations - PL01 - 011  
HT 02 Ground Floor Plan - PL01 - 009  
HT 02 First Floor Plan - PL01 - 010

C1 and C2

HT 03 Elevations - PL01 - 013  
HT 03 Ground Floor Plan - PL01 - 012



D1 and D2

HT 04 Elevations - PL01 - 016 Rev A  
HT 04 Ground Floor Plan - PL01 - 014  
HT 04 First Floor Plan - PL01 - 015

D3 to D6 (4 units)

HT04 (Units D3, 4,5 &6) Elevations - PL01 - 023  
HT 04 Ground Floor Plan - PL01 - 014  
HT 04 First Floor Plan - PL01 - 015

E1 to E5 (5units)

HT 05 Elevations - PL01 - 018  
HT05 Floor Plans - PL01 - 017  
HT 05 & HT06 Elevations - PL01 - 020

F1 and F2

HT06 Floor Plans - PL01 - 019  
HT 05 & HT06 Elevations - PL01 - 020

**Reason:** For the avoidance of doubt and to ensure the satisfactory implementation of the development in accordance with the aims of policy DM2 Design Quality for New Development of the Island Plan Core Strategy.

- 3 UN1 No site preparation or clearance shall begin, and no equipment, machinery or materials shall be brought onto the site for the purposes of the development hereby permitted, until details of measures for the protection of existing trees and hedgerows to be retained have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with the BS5837:2012 standard and include a plan showing the location of existing trees and hedgerows to be retained and the positions of any protective fencing. Development shall be carried out in accordance with the approved details and any protective fencing shall be erected prior to work commencing on site and will be maintained until all equipment, machinery and surplus materials related to the construction of the development have been removed from the site. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, unless otherwise authorised by this permission or approved in writing by the Local Planning Authority.

**Reason:** This condition is a pre-commencement condition to prevent damage to trees during construction and to ensure existing trees and hedgerows to be retained are adequately protected throughout the development of the site in accordance with the aims of policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

- 4 UN1 No development shall take place until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall identify the steps and procedures that will be implemented to minimise the creation and impact of noise, vibration and dust resulting from the site preparation, groundwork and construction phases of the development and manage Heavy Goods Vehicle (HGV) access to the site. Once approved, the Construction Environmental Management Plan shall be adhered to at all times during the construction works, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To prevent annoyance and disturbance to the occupants of existing nearby properties during the construction phase of the development and to comply with the requirements of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

- 5 UN1 No development shall take place until details have been submitted to and agreed in writing by the Local Planning Authority in respect of steps to prevent material being deposited on the highway as a result of any operations on the site in connection with the approved development. Such steps shall include the installation and use of wheel cleaning facilities for vehicles connected to the construction of the development. The agreed facilities shall be installed prior to the commencement of development. Any deposit of material from the site on the highway shall be removed as soon as practicable by the site operator.

**Reason:** In the interests of highway safety and to prevent mud and dust from getting on the highway and to comply with policy DM2 Design Quality for New Development of the Island Plan Core Strategy.

- 6 UN1 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development within Classes A to F of Part 1 of Schedule 2 to that Order shall be carried out other than that expressly authorised by this permission.

**Reason:** To retain a reasonable rear garden for each of the approved dwellings, to regulate design in relation to the development, to protect the appearance of the surrounding area, to prevent excessive surface run-off from hard standings and to comply with the aims of policies SP5 (Environment), DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

- 7 UN1 No development shall commence until a detailed specification and timetable for the biodiversity mitigation, enhancement and interpretation measures have been submitted to the Local Planning Authority and agreed in writing. These shall include a plan identify the location and extent of areas subject to mitigation. The works shall then be undertaken in accordance with the agreed details and timetable unless otherwise agreed in writing by the Local Planning Authority, and any mitigation, compensation or enhancement measures shall be permanently retained and maintained thereafter.

**Reason:** In order to ensure the works are undertaken in an appropriate manner to minimise impact to ecological species and features at the site and to ensure that the biodiversity enhancements and mitigation are delivered, and to comply with policies SP5, DM2 and DM12 of the Island Plan and the principles of the NPPF.

- 8 UN1 Prior to work commencing on site details of the proposed means of foul and surface water drainage based upon sustainable drainage principles shall be submitted to the Local Planning Authority for agreement in writing. Such details shall include calculations, detailed designs, measures relating to the design and maintenance of any on-site SUDS facilities, a phasing plan and timetable for the delivery of any required infrastructure. The agreed details shall be installed during the development of the site in accordance with agreed phasing plan for the drainage infrastructure, unless otherwise agreed in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied until the means of foul and surface water drainage for that dwelling has been installed.

**Reason:** To ensure a satisfactory means for the disposal of foul and surface water from the development, and to minimise the risk of flooding. In accordance with Policy DM14 (Flood Risk) of the Island Plan Core Strategy and Government advice contained within the National Planning Policy Framework.

- 9 UN1 Prior to the commencement of development a phasing plan for the delivery of the on-site highway works (including access road & turning head) has been submitted to and agreed in writing by the Local Planning Authority. No dwelling shall be occupied until the part of the access road and turning facility to serve it have been provided in accordance with the agreed phasing plan. Timing of the construction of the access road and turning head shall only be undertaken in accordance with the phasing plan, unless subsequently varied through the written agreement of the Local Planning Authority.

**Reason:** In the interests of highway safety and to comply with policies DM2 (Design Quality for New Development) and DM17 (Sustainable Travel) of the Island Plan Core Strategy.

- 10 UN1 No part of the development hereby permitted shall commence until there has been submitted to and approved in writing by the Local Planning Authority parts a) and b) below. Parts c) and d) shall be required as necessary.

- a) a desk-top study documenting all previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research report no 11 and BS10175:2011+A1:2013; and, unless otherwise agreed in writing by the Local Planning Authority,
- b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk-top study in accordance with BS10175: 2011+A1:2013 – “Investigation of Potentially Contaminated Sites – Code of Practice”; and, unless otherwise agreed in writing by the Local Planning Authority,
- c) a remediation scheme to deal with any contaminant including an implementation timetable, monitoring proposals and a remediation verification methodology. The verification methodology shall include a sampling and analysis programme to confirm the adequacy of decontamination and an appropriately qualified person shall oversee the implementation of all remediation.
- d) The investigator shall provide a report, which shall include confirmation that all remediation measures have been carried out fully in accordance with the scheme. The report shall also include results of the verification programme of post-remediation sampling and monitoring in order to demonstrate that the required remediation has been carried out.

The construction of buildings, including any associated groundwork, shall not commence until such time as is approved by the Local Planning Authority.

**Reason:** to protect the environment and prevent harm to human health by ensuring that where necessary, the land is remediated to an appropriate standard in order to comply with Part IIA of the Environmental Protection Act 1990 and to comply with policy DM2 (Design Quality) of the Island Plan and the principles of the NPPF.

- 11 UN1 During construction of the access road hereby permitted, sight lines of ‘X’ = 2.4m and ‘Y’ = 43m shall be constructed at the proposed junction with the A3020. The visibility splays shall be retained at all times during the construction of the development and at all times when any of the units are in occupation. Nothing that may cause an obstruction to visibility when taken at a height of 1.0m above the adjacent carriageway / public highway shall at any time be placed or be permitted to remain within that visibility splay. No occupation of any of the residential units shall occur until the required visibility splays have been provided, or at any time when the splays are not provided.

**Reason:** In the interests of highway safety and to comply with policy DM2 (Design

Quality for New Development) of the Island Plan Core Strategy.

- 12 UN1 Development shall not begin until details of the design, surfacing and construction of any new roads, footways, accesses and car parking areas, together with details of the means of disposal of surface water drainage there from have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**Reason:** In the interests of highway safety and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

- 13 UN1 No dwelling shall be occupied until the access road & turning head serving all dwellings and parking associated with that dwelling have been provided in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. Unless the construction is to be phased and in that instance a phasing plan for the provision of the road and parking spaces shall be submitted to and agreed in writing with the Local Planning Authority. Works shall be undertaken in accordance with the agreed details.

**Reason:** In the interests of highway safety and to comply with policies DM2 (Design Quality for New Development) and DM17 (Sustainable Travel) of the Island Plan Core Strategy.

- 14 UN1 Notwithstanding the details shown on the approved plans and application forms, no above ground construction of buildings shall take place until a sample board/palette of all materials and finishes to be used in the construction of all external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. If a phased approach is to be adopted, a phasing plan should be provided, and details of materials and finishes shall be agreed prior to the above ground construction of any buildings within each phase to be delivered. Development shall be carried out in accordance with the approved details.

**Reason:** In the interests of ensuring the high quality of the design solution proposed and the amenities of the area and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

- 15 UN1 No above ground construction of the buildings hereby permitted shall commence until full details of the proposed hard and soft landscape scheme/planting strategy for the site has been submitted to and approved in writing by the Local Planning Authority. These details shall include a schedule of plants, noting species, plant sizes and proposed numbers/densities, an implementation programme and details of ongoing management and maintenance. Planting shall be carried out in accordance with the agreed details. The approved landscaping scheme for all communal areas shall be carried out within six months of the completion of the development, with landscaping associated with each plot being completed prior to first occupation, unless agreed otherwise in writing with the Local Planning Authority. If within a period of five years from the date of planting any tree, shrub, hedgerow or replacement is removed, uprooted, destroyed or dies then another of the same species and size of the original shall be planted at the same place. Variations may only be planted on written consent of the Local Planning Authority.

**Reason:** In the interests of ensuring the high quality of the design solution proposed, the amenities of the area and to comply with policy DM2 (Design Quality for New Development), and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

- 16 UN1 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order, with or without modification), no windows/dormer windows (other than those expressly authorised by this permission) shall be constructed, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of the amenity of the area and neighbouring properties, and to comply with policy DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

- 17 UN1 During the construction of the dwelling on plot D3, the side elevation first floor window shown to be obscure glazed on drawing HT04 (Units D3, 4,5 &6) Elevations - PL01 - 023, shall be:

a) fitted with obscure glass with a glazed panel which has been rendered obscure as part of its manufacturing process to Pilkington glass classification 5 (or equivalent of glass supplied by alternative manufacturer)

b) non-opening unless the parts of the windows which can be opened are more than 1.7m above the floor on which the window is installed.

The window shall be retained in accordance with this condition thereafter, unless approved in writing by the Local Planning Authority

**Reason:** In the interests of the privacy and amenity of neighbouring properties and to prevent overlooking, and to comply with policy DM2 (Design Quality) of the Island Plan

#### **Informatives:**

- 1 The applicant is required to enter into a Section 278 and 38 Agreements with the Isle of Wight Council Highways Authority in order to delivery the off-site highway improvements and if the on-site layout is to be formally adopted.

The applicant is required to make a formal application to Island Roads, St Christopher House, 42 Daish Way, Newport, Isle of Wight, PO30 5XJ, in accordance with the Town Improvement Clause Act 1987 Sections 64 & 65 and the Public Health Act 1925 Section 17 before addressing and erecting a property name / number or street name in connection with any planning approval.

- 2 You are advised to notify the Local Planning Authority prior to implementation of this consent in order that normal checks may be carried out by the Enforcement Officer.

#### **Statement of Proactive Working**

In accordance with paragraphs 186 and 187 of the NPPF, the Isle of Wight Council takes a positive approach to development proposals focused on solutions to secure sustainable developments that improve the economic, social and environmental conditions of the area. Where development proposals are considered to be sustainable, the Council aims to work proactively with applicants in the following way:

- The IWC offers a pre-application advice service
- Updates applicants/agents of any issues that may arise in the processing of their application

and, where there is not a principle objection to the proposed development, suggest solutions where possible

In this instance pre-application advice was provided, and following submission of the application additional revisions were requested. Following receipt of these revisions, the proposals were deemed to be acceptable.

**Part One Authorisation:**

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Appendix 2

HouseType	Description	No.	Sq M	Sq.ft.	Total Sq.M.	Total Sq.ft.
A	1 Bedroom House (Aff)	4	51.9	559	207.7	2236
RA	3 Bedroom House (Aff)	5	81.9	882	409.5	4410
R	3 Bedroom House	3	81.9	882	245.7	2646
P	3 Bedroom House	2	92.5	994	184.9	1988
LI	3 Bedroom Bungalow	6	92.5	994	554.8	5964
OI	4 Bedroom House	5	114.3	1230	571.4	6150
<b>OVERALL TOTALS</b>		<b>25</b>			<b>2174.0</b>	<b>23394</b>

REVISIONS



PROJECT  
**Land at Rookley**  
 Blackwater Hollow, Isle of Wight  
 Captiva Homes Ltd

DRAWING TITLE  
**Fesibility Layout**

SCALE	SHEET SIZE	SHEET No.	DRAWN	CHKD	DATE	CAD FILE
1:500	A2	1 of 1	ML		21/01/2020	

**Information**

The Studio, Unit 17, Vicarage Farm, Winchester Road,  
 Fair Oak, Hampshire. SO50 7HD  
 023 8069 7010  
 enquiries@urbanpulsedesign.co.uk www.urbanpulsedesign.co.uk



**19-1060-SK03-1st**



Appendix 3



*M JONES ARBORIST CONSULTANCY IW*

*42 WEST ST. - NEWPORT - I.W - PO30 1PR  
01983 520075 ADMIN@TREECAREIW.PLUS.COM*

# **Tree Survey**

And

## **Arboricultural Implications Assessment**

At

**`Land at Rookley`,  
Blackwater Hollow,  
Rookley  
Isle of Wight.**

By

**Mick Jones CERT ARB RFS**

*TC-TS-LAR  
March 2016.  
Client: BCM Ltd.*

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**DWG & PDF (ELECTRONIC)**

# INFORMATION.

## DAMAGE TO TREES.

### A. General:

1. Trees that have good health and stability are well adapted to their surroundings. Any development activity which affects the adaptation of trees to a site could be detrimental to their health, further growth and safety. Tree species differ in their ability to tolerate change but all tend to become less tolerant after they have reached maturity or suffered previous damage or stress.
2. The part of a tree most susceptible to damage is the root system, which, because it is not immediately visible, is frequently ignored. Damage to, or death of the root system affects the health, growth, life expectancy and safety of the entire tree. The effects of such damage may only become evident several years later. Damage may be the result of a number of insignificant but compounding factors that can accumulate over time.

### B. Extent and Form of the Root System.

1. **The root system is typically concentrated within the uppermost 600mm of the soil** although it may be deeper within the dense mass of roots and soil close to the base of the tree. Within a short distance of the stem the roots are highly branched, so as to form a network of small diameter woody roots, which typically extend radially for a distance much greater than the height of the tree, except when impeded by unfavorable conditions. All parts of this system bear a mass of fine, non-woody absorptive roots.
2. The root system does not generally show the symmetry seen in the branch system. The development of all roots is influenced by the availability of water, nutrients, oxygen, and soil penetrability. As far as these conditions allow, the root system tends to develop sufficient volume and area to provide physical stability.
3. **The uptake of water and nutrients by the root system takes place via the fine roots, typically less than 0.5mm in diameter. Their survival and functioning – which are essential for the health of the tree as a whole – depend on the maintenance of favorable soil conditions.** The fine roots are short – lived, with the majority dying each winter and with fresh ones developing in response to the needs of the tree.
4. **All parts of the root system, but especially the fine roots, are vulnerable to damage.** Once roots are damaged, water and nutrient uptake is restricted until new ones have grown. Depending on the time this may take, if at all, and the volume of roots able to grow back due to changed soil conditions, such damage may result in decline or ultimately the death of the tree. Mature and over-mature trees respond slowly, if at all, to damage to their woody roots.
5. Damage to the stem and branches of a tree is not usually sufficient to kill the tree directly but may make it unsafe by affecting the weight distribution of the crown or by facilitating decay in the long term. Such damage may also be disfiguring.

# 1 INTRODUCTION

1.1. **Brief:** I am instructed by BCM, on behalf of their client, to survey significant trees within and adjacent to an area of commercial ground at Blackwater Hollow, Rookley, Isle of Wight, in anticipation of a Planning Application for development within the grounds. I am to provide a report in accordance with the specification in BS 5837:20012 *Trees in relation to design, demolition and construction: Recommendations* indicating the possible constraints which may be associated with the trees.

1.2. **Purpose of this report:** The primary purpose of this report is for the architect and council to review the tree information pertaining to the site so as to inform and support both the design development and the outline planning application process. The report can be used as the basis for issuing a planning consent or engaging in further discussions towards that end. Within this planning process, it will be available for inspection by people other than tree experts so the information is presented in a way to be understood and helpful to those without a detailed knowledge of the subject.

1.3. **Qualifications and experience:** I have based this report on my site observations and the provided information, and I have come to conclusions in the light of my 30+ years arboricultural experience. I hold the Royal Forestry Society's certificate in Arboriculture and the LANTRA Professional Certificate for Tree Inspection.

1.4. **Documents and information provided:** I was provided with the site plans. Topographical Survey - Proposed Site Plans  
These were provided by GQG Surveyors as a PDF & DWG electronic format and have been used with their permission to provide the Tree Constraints Plans as part of this report.

1.5. **Scope of this report:** This report is only concerned with the trees which may have an effect on or be affected by the proposed development. This will also include any trees in surrounding areas or properties which may be relevant to a proposed development.

1.6. **Ecological constraints:** The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000, provides statutory protection to birds, bats and other species that inhabit or nest in trees. Although the presence or relevance of such wildlife may be noted within this report these issues are beyond my area of expertise, so advice from an ecologist must be sought to check if any relevant constraints may apply to this site.

1.7. **Limitations of use and copyright:** All rights in this report are reserved. No part of it may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, or stored in any retrieval system of any nature without our written permission. Its contents and format are for the exclusive use of the addressee in dealing with this site. It may not be sold, lent, hired out or divulged to any third party not directly involved in this site without the written consent of TreecareIW Ltd.  
This report is valid for one year from the date of inspection.

## 2 SITE VISIT and OBSERVATIONS

2.1. **Site visit:** I carried out a site visit in October 2015 and again in March 2016 for tree recording purposes and to assess the site and trees.

All observations were from ground level and did not involve any climbing or detailed investigations beyond what was visible from accessible points at ground level. All dimensions were estimated unless otherwise indicated. The weather at the time of the inspections was overcast, still and wet.

2.2. **Brief site description:** The site is on the outskirts of the main village area of Rookley and is accessed directly from the main Newport to Rookley road.

The site gently slopes from west to east and had previously been used for an agricultural maintenance business, with large yard and parking areas, with the surrounding area being set to grassland.

The surrounding landscape is residential properties with maintained gardens to the west and south and agricultural countryside to the east and north.

2.3. **Identification and location of the trees:** The trees in question are plotted as individuals on the site plans included as *appendices* with details recorded in the tree schedule. Dead trees, trees of below 75mm trunk diameter at 1.5m height or trees and large shrubs that have little or no landscape or amenity value either now or in the future have not been included within this survey.

2.4. **Restrictions:** A search of the I.O.W. Council GIS Mapping web site in October 2015, indicated that the site area was subject not subject to any Tree Preservation Order (TPO) or Conservation Area restrictions.

## Explanatory Notes

- **Species:** I base the species identification on visual observations and list the common English name of what the tree appeared to be first, with the botanical name after in italics. In some instances, it may be difficult to quickly and accurately identify a particular tree without further detailed investigations. If I am unsure of the precise species of tree, I indicate the botanical name followed by the abbreviation sp indicating only the genus is known, in order to avoid delay in the production of the report. The species listed for groups and hedges represent the main component and there may be other minor species not listed.
- **Measurements/estimates:** All height and branch spread measurements are estimates unless otherwise indicated. A diameter tape is used to calculate the stem diameter. In cases where the tree is inaccessible when the diameter is estimated. This will be indicated by a \* before the measurement. Any other measurements specific to a site or a particular tree will be indicated by \*\* and referred to as *additional observations*.
- **Height:** I estimate height to the nearest meter.
- **Stem diameter:** These figures relate to 1.5m above ground level and I record them in millimeters rounded up to the nearest five millimeters. Where a tree branches into two or more stems below 1.5m the measurement is taken immediately above the root flare. 'M' indicates trees or shrubs with multiple stems.
- **Branch spread:** I pace out to the measurement from the centre of the trunk to the tips of the live lateral branches to the four compass points.
- **Crown height:** This is the height of crown clearance from ground level to the lowest branches.
- **Age Class:** I estimate age from visual indicators and I assess the grades of maturity as follows. Young = less than one third life expectancy. Middle aged = one third to two thirds life expectancy. Mature = trees within their last third of normal life expectancy. Overmature = trees towards the end of their last third of normal life expectancy that are in an obvious state of decline. Veteran = notably old or ancient tree of a particular species that, by recognized criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving the typical age range for the species concerned.
- **Health:** This refers to the physiological condition of the tree and is categorized as follows. Poor = obviously in poor health. Fair = some visible evidence of decline or lack of vigor. Good = Appears to be healthy and vigorous.
- **Structural condition:** Poor = obviously in a dangerous, or potentially dangerous condition. Fair = some visible defects, but no significant hazards. Good = sound, healthy condition.
- **Remaining contribution:** Estimated remaining contribution in years (e.g. less than 10, 10-20, 20-40, more than 40).
- **Grading:** Category U = trees of very limited arboricultural value due to condition. Category A = trees of high quality and value. Category B = Trees of moderate quality and value. Category C = trees of low quality and value. *Trees are further graded into subcategories 1-3 in compliance with the cascade chart for quality assessment in BS 5837:2012*

### 3 TREE SCHEDULE.

**Tree Survey:** The results of the survey are recorded in the table below.

N.B. *This table should be read in conjunction with the explanatory notes*

Tree No.	Species	Height	Stem Dia.	Branch Spread	Crown Height	Age Class	Health	Structural Condition	Preliminary Recommendations	Remaining Contribution	Grade
H1	Predominantly Goat Willow <i>Salix caprea</i> English Oak <i>Quercus robur</i>	15M	N/A Multi stemmed	6-7m in to site area	Base	Mature	Good/ Fair	Fair	Given a group Root Protection Area (RPA) radius from the trees centre of 6m or contained to the ditch bank on the tree side.	>20yrs	B2 group
TA Off site	English Oak <i>Quercus robur</i>	6M	* 750mm And Ivy covered	* N=7m S=7m E=7m W=7m	3M	Mature	Good	Good	Requires an estimated Root Protection Area (RPA) radius from the tree centre of 9m	>20yrs	A2
G1	Hybrid Poplar <i>Populus robusta</i>	8-9M average	150mm Largest stem	2.5m average	1.5M average	Young	Good	Good	Requires a group Root Protection Area (RPA) radius from the tree centre of 1.8m	20yrs	B2 group with C grade trees



## 4. ARBORICULTURAL IMPLICATIONS ASSESSMENT (AIA)

A study was carried out to consider, identify, evaluate and possibly mitigate the extent of direct and indirect impact on or from the trees that may occur as a result of any proposed new development being constructed on the site.

### 4.1 Tree Constraints.

- **Tree Categorizing:** The trees have been categorized using the BS 5837:2012 Cascade Chart for tree quality and assessment and these have been given in the Tree Schedule and are shown on the plans included in the *appendix* and represented as a shape and a color.

- Light Green = Category A trees: trees of high quality and value.
- ◆ Mid Blue = Category B trees: trees of moderate quality and value.
- Grey = Category C trees: trees of low quality and value.
- U Red = Category U trees: trees unsuitable for retention.

Subcategory Criteria: 1. Mainly arboricultural values.  
2. Mainly landscape values.  
3. Mainly cultural values including conservation.

- **Root protection areas:** The root protection areas (RPA) for all the significant trees in the vicinity of the development have been plotted in accordance with the formula given in BS 5837:2012 and are shown along with the circle radius for the area on the plan included in the *appendix*. The BS 5837 recognizes that an RPA is influenced by other on site factors and states in **5.2.4** that it *'may change shape but not reduce its area whilst still providing adequate protection for the root system'*. This can be due to, *'b) The morphology and disposition of the roots, when known to be influenced by past or existing site conditions (e.g. the presence of roads, structures and underground services)*.
- **Root protection areas:**
  1. The root protection areas (RPA) for the surveyed trees have been calculated and determined using the formulae provided in BS 5837;2012 and shown graphically on the *Tree Constraints Plans*. In its simplest representation it indicates this as a circle with a radius from the trees.
  2. For tree groups the largest tree has been measured and a group RPA calculated based on that, as the larger tree RPA will suitably encompass a smaller adjacent RPA.
  3. The increasing size of a young trees RPA must be considered within a development design as adequate space must be available for increased root feeding and growth for both the future wellbeing of the tree and to minimize rooting conflict between the tree and the development.

- **Tree shadow/ shade:**

1. The shading and shadow from the trees to the south and west of the site has been considered. This has been examined further within this report and has been represented on the *Tree Constraints Plan – Indicative Shadow Range* included in the *appendix* as a colored segment (Yellow) indicating the shadow pattern as it travels through the main part of the day from the position of these trees and has been calculated using the method set out in BS5837: 2012, this provides a basic representation of a shadow range.
2. If further information is required regarding shadow patterns and shade density through-out different times of the day and year, this can be made available graphically if requested using propriety software.
3. The increasing amount of shading from a young trees crown as it grows and spreads must be considered within a development design layout, with adequate space, positioning and distance must be available from the tree to minimize future shading conflict between the tree and the development occupiers.

- **Crown Spreads:**

1. The indicative crown spreads of the trees surveyed are shown on the *Tree Constraints Plans* included in the *appendix*. Any proposed development design must consider the proximity, dominance and possible nuisance to the building and its inhabitants from the crowns and branching system. The future crown spreads of younger retained trees must also be taken into consideration but have not been represented graphically within the scope of this survey report.
2. The increasing size of a young trees crown as it grows and spreads must be considered within a development design layout, with adequate space, positioning and distance must be available from the tree to minimize future conflict between the trees branching system, the fabric of the building and its occupiers.

## 4.2 Tree Constraint Considerations: *General*;

On measuring and plotting the constraints of these trees, any development design and construction will need to consider any tree constraints. Any implications of this, from or to the trees must be considered and addressed. Possible solutions for this within BS 5873 may be:

A) Removal of the tree. This may be acceptable for category `C` trees as BS 5837 states that “C category trees will not usually be retained where they would impose a significant constraint on development,” however this may not be reasonable for higher category trees or `C` grade trees or groups which may be retained for other reasons e.g. screening.

B) The re- positioning of the proposed development to outside the constraint.

C) To use construction methods which minimize the impact to the rooting system, this may be in the form of footings more radial to the tree roots, or sheathed micro-pile with footings- beams, slabs, suspended floors laid at or above ground level and cantilevered as necessary to avoid major tree roots.

These conditions should also applied to kerb edges, driveways and hard landscaping, by using a three dimensional cellular confinement system, e.g. `Celweb` to minimize compaction and maintain porosity to both water and gasses. Any impervious surface or covering (construction) to be installed over a RPA must cover no more than 20% of any tree total RPA area and in a tangential strip no wider than 3 meters. If this is exceeded then a system of irrigation to the covered area is to be provided, to compensate for the loss of `open` root feeding area.

Any trenching for underground services will need to comply with National Joint Utilities Group (NJUG). *Guidelines for the planning, installation and maintenance of utility services in proximity to trees.*

Soil level changes, both lowering, or raising within a RPA should be kept to a minimum with any infill generally kept light and un-compacted.

D) To include within the development design elements which will minimize the affects of a current or future tree constraint, which may put future pressure on the tree to either be removed or pruned beyond what would be considered reasonable to maintain its amenity value and health, for example, to position windows or areas of high occupancy away from heavy shade or long periods of shadow.

**NOTE i).** With all the given current information and considering the longer term prospects of a tree in conjunction with the development the Planning Authorities may agree it suitable to remove a tree and replant with a species more suited or in a position more acceptable to the development.

**ii).** The retained trees and areas identified for re-planting will require protection during the works on the site, both above and below ground and shall be detailed in an Arboricultural Method Statement.

### 4.3 Tree Considerations: *Items*;

The Town & Country Planning Act 1990 requires trees on or near development sites to be part

of the material considerations within the planning process. The Local Planning Authority (LPA) is also **obliged**, to take steps, through the use of TPO's and Planning Conditions, and where it is considered appropriate, to retain and protect trees on development sites and to ensure the planting of new trees if considered necessary.

The removal of 'C' grade tree is unlikely to be objected to by the LPA, and shall not be seen as a material constraint to a development, however if significant numbers of 'C' grade trees are to be removed then the LPA are likely to request additional re-planting to compensate for the collective loss of these trees. It may also be considered that close growing 'C' grade trees will collectively qualify for a higher grade, and therefore more worthy of retention.

If any proposed development design of this site requires the removal of higher grade 'B' trees it must be shown that the loss of the public amenity benefits and value of the tree(s) can be suitably mitigated, if necessary by new planting.

- **Tree Removals:**

1. Although not directly required to facilitate the development, the small group of Leyland Cypress to the eastern end of G1 will be removed.
2. These trees will be replaced with a new section of Hawthorn hedgerow in conjunction with the landscaping of the development and more in-keeping with the area in general.
3. The tree removals will not be considered as a constraint towards this development.

- **Crown Spreads:**

1. The current crown spread of the retained trees will not conflict with the development.
2. It is proposed to pollard the line of young Poplar trees within G1 down to approximately 5m in height to form a screening feature and to make these trees more compatible with the surroundings and their future maintenance.
3. The crown spread of H1 will in places overhang the rear garden boundary of some of the units, and part of a driveway turning area.
4. As this area has been previously used for agriculture, the crown height of the trees within H1, at these positions have been maintained at a suitable height for the use of the agricultural machinery, therefore the garden boundaries and turning head will not conflict with the tree crowns.
5. Any future pruning maintenance to this hedgerow will be as normal and reasonable arboricultural pruning maintenance, and not detrimental towards the trees or the landscape.
6. The tree crowns will not be considered as a constraint towards this development.

- **Tree Shadow/ Shade:**

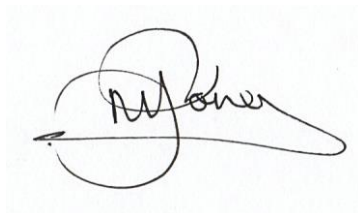
1. The primary shade bearing trees within and adjacent to this site are the trees adjacent to the agricultural yard area and the wooded hedgerow boundary to the south of the site.
2. The dwellings have been positioned to the outside of any of the trees shade range.
3. The pollarding of the Poplar trees within G1 and their future maintenance will maintain the shading to acceptable levels and range.
4. Shade and shadow will not be a constraint towards this development.

- **Root Protection Areas:**

1. The development has been positioned to the outside of the adjacent trees RPA.
2. The minor intrusion of the turning head into the RPA of part of H1 is insignificant, particularly as the RPA to the north of H1 is likely to be reduced due to the ditch line between H1 and the turning head.
3. Any ground works to construct the small section of turning head is likely to cause no greater disruption to any roots that may be within that area, than previous agricultural works (plowing for example) which has not been detrimental towards the trees.
4. The RPA of any adjacent trees will not be a constraint towards this development.

## **5. RECOMMENDATIONS:**

1. After considering the constraints of these trees, the area available for a development design and the reasonable solutions available to the known constraints, I consider it is perfectly feasible to design and develop within this site whilst maintaining the current treescape continuity of the area and of the site in general, whilst adequately providing for the wellbeing of the retained trees.
2. If adequate precautions to protect and manage the retained trees are further detailed and specified within an Arboricultural Method Statement and implemented in conjunction with the demolition and construction of the development, it should have no adverse impact to the local landscape amenity in the future.

A handwritten signature in black ink, appearing to read 'Mick Jones', written over a light blue grid background.

Mick Jones. Cert Arb. RFS.

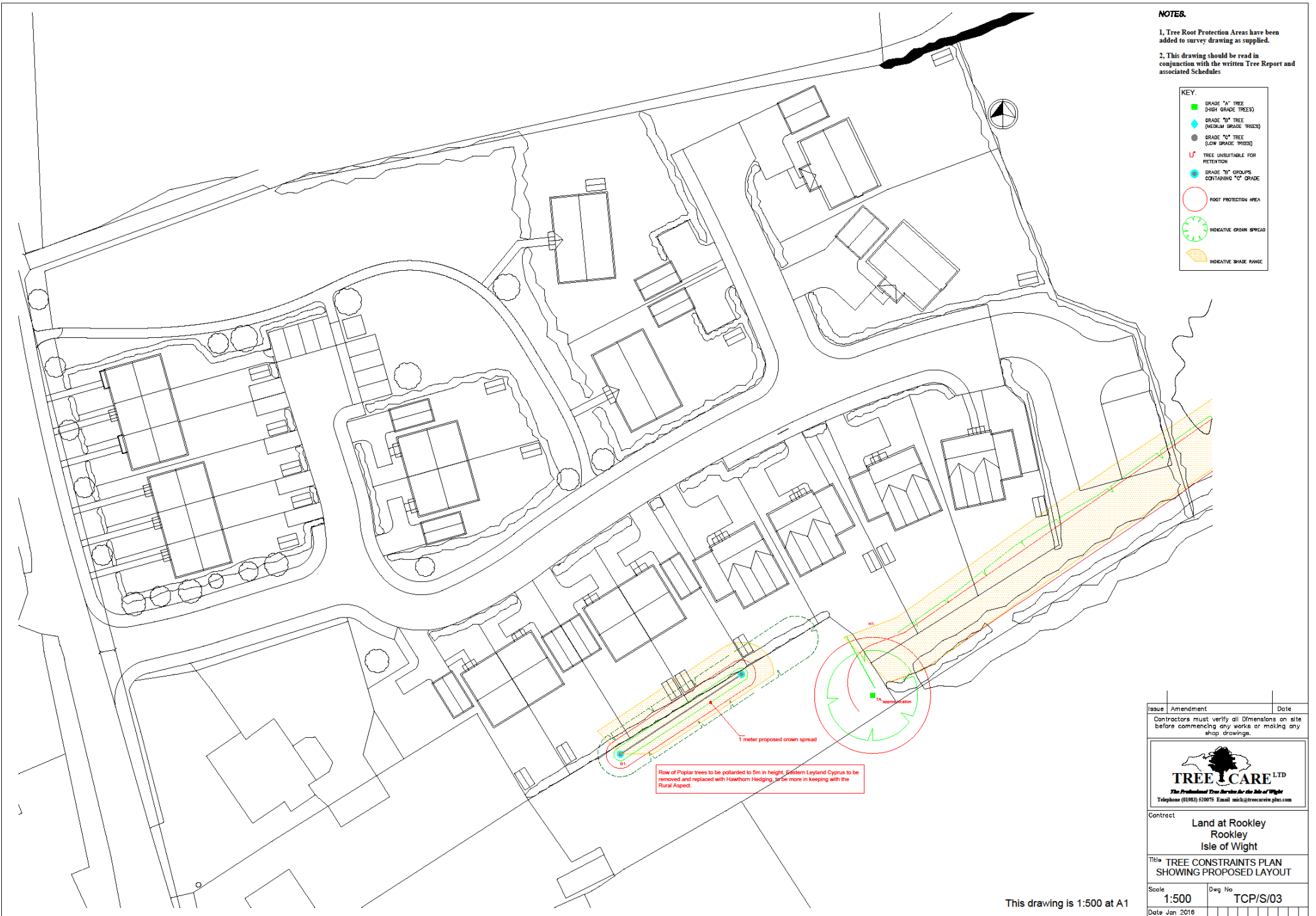
## **Appendices**

**TREE CONSTRAINTS PLANS 1:500@A1**

**Tree Categories, Root Protection Areas,  
Crown Spreads, Shade and Shadow.**

**PROPOSED SITE PLAN**

**DWG & PDF (ELECTRONIC)**




**NOTES.**

1. Tree Root Protection Areas have been added to survey drawing as supplied.
2. This drawing should be read in conjunction with the written Tree Report and associated Schedules

**KEY.**

- GRADE "A" TREE (HIGH GRADE TREES)
- ◆ GRADE "B" TREE (MEDIUM GRADE TREES)
- GRADE "C" TREE (LOW GRADE TREES)
- ⊂ TREE UNSUITABLE FOR RETENTION
- GRADE "B" GROUPS CONTAINING "C" GRADE
- ROOT PROTECTION AREA
- ⊕ INDICATIVE CROWN SPREAD
- ☀ INDICATIVE SHADE RANGE

Issue	Amendment	Date
Contractors must verify all Dimensions on site before commencing any works or making any shop drawings.		
 <b>TREE CARE LTD</b> <i>The Professional Tree Service for the Isle of Wight</i> Telephone (01983) 510075 Email: mic@treecarewight.com		
Contract		
<b>Land at Rookley</b> <b>Rookley</b> <b>Isle of Wight</b>		
Title		
<b>TREE CONSTRAINTS PLAN</b> <b>SHOWING PROPOSED LAYOUT</b>		
Scale	Dwg No	
1:500	TCP/S/03	
Date	Jan 2018	

This drawing is 1:500 at A1

Appendix 4



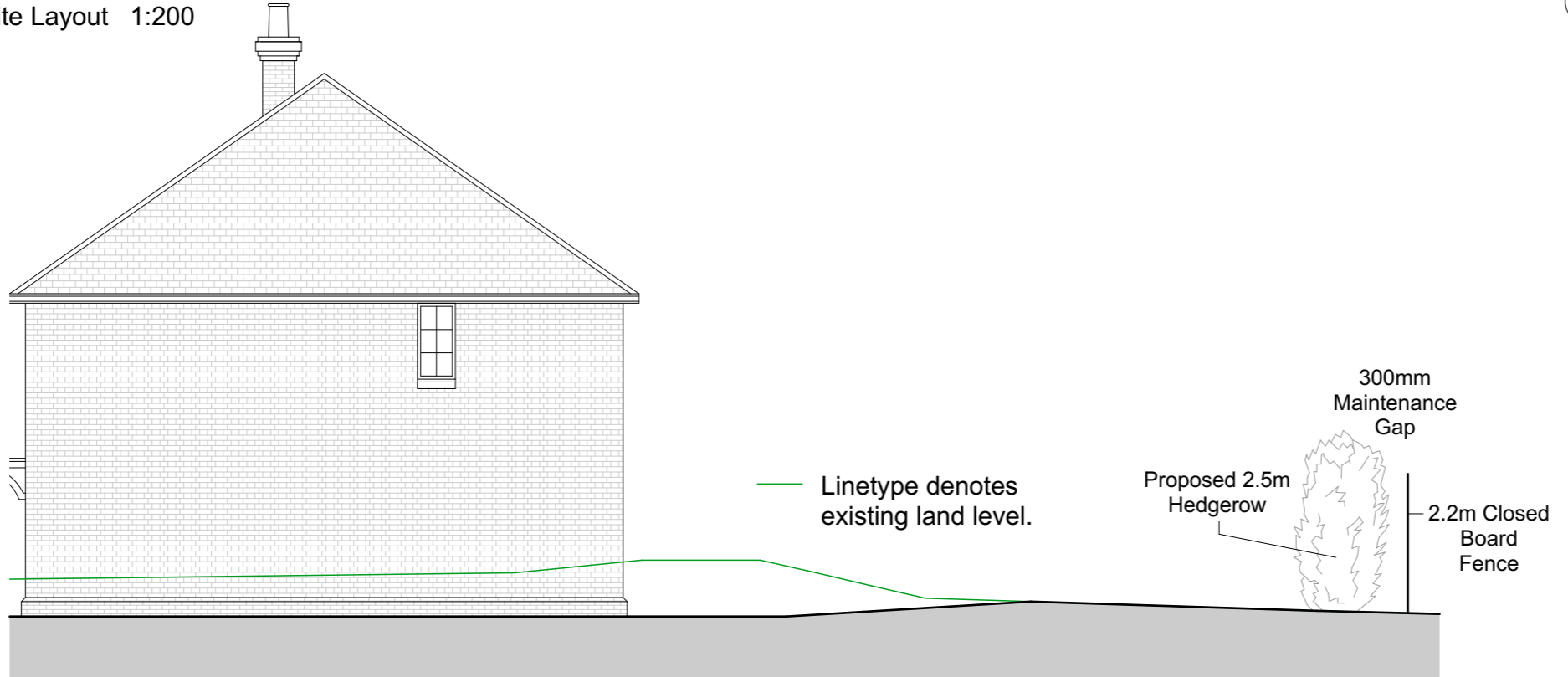
Rev	Date	Description	Rev By

**Notes:**  
 This drawing is the copyright of BCM LLP. It may not be copied, altered or reproduced without written authority. The use of this drawing by third parties is entirely at their own risk.

This drawing must not be scaled. All levels and dimensions must be checked on site, figured dimensions must be checked on site, figured dimensions should be taken in preference to scaled dimensions. Scheme design based on receipt of Third Party Topographical Digital Survey information.



Proposed Partial Site Layout 1:200



Section E-E 1:100

	BCM The Old Dairy Winchester Hill Sutton Scotney Near Winchester Hampshire SO21 3NZ  Tel 01962 763900 Fax 01962 763901  Email info@bcm.co.uk www.bcm.co.uk
	<b>Architecture</b>

Project	Land at Rookley		
Client	Rookley Developments Ltd.		
Scale	1:500 @ A3		
Drawing No	PL01 - 027		
Drawn By	SM	Date	Dec 2016
Drawing Title	Units D3-B1 Boundary Treatment		

Appendix 5



# CONDITION COMPLIANCE REPORT

CONDITION 7, RESIDENTIAL  
DEVELOPMENT, MAIN ROAD,  
ROOKLEY

Mr S. Peachey

21 April 2020  
NN766R07-Rev01

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DOCUMENT CONTROL

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DOCUMENT TITLE	ECOLOGICAL METHOD STATEMENT- LAND OFF MAIN ROAD, ROOKLEY	REVISION	01
DOCUMENT NUMBER	R07	ISSUE DATE	APRIL 2020
PROJECT NUMBER	NN766	AUTHOR	TP
STATUS	ISSUE	CHECKED	CB
ISSUED TO		PASSED	JO

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REVISION HISTORY

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REVISION	NOTES	DATE ISSUED
01	MINOR TEXT UPDATE TO SATISFY LA	21/04/2020

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Figure 1 – Proposed Development & Guidance

## 1. INTRODUCTION

This report presents a specification and timetable for the approved ecological mitigation and enhancement measures to satisfy a condition of planning permission (Planning Ref: P/01392/16, condition 7) for the residential development of a parcel of land, situated off the Main Road (A3030), Rookley, Isle of Wight. This report was undertaken by Eagle Eye Environmental Solutions Ltd (EEES) on behalf of Mr S. Peachy (The Client).

## 2. LOCATION

The proposed development site is located in the village of Rookley on a parcel of land off the main road (A3030), Grid Reference E450848, N84309.

## 3. SCOPE OF WORKS

Condition 7 of the planning permission stated the following;

*No development shall commence until a detailed specification and timetable for the biodiversity mitigation, enhancement and interpretation measures have been submitted to the Local Planning Authority and agreed in writing. These shall include a plan identify the location and extent of areas subject to mitigation. The works shall then be undertaken in accordance with the agreed details and timetable unless otherwise agreed in writing by the Local Planning Authority, and any mitigation, compensation or enhancement measures shall be permanently retained and maintained thereafter.*

The biodiversity mitigation and enhancement measures were detailed within the preliminary ecological appraisal (PEA) that formed part of the approved planning application. The measures proposed and agreed as part of the planning permission included the following;

- **Vegetation Clearance;** Any Tree or shrub clearance works are undertaken between March and April, shrubs, trees and buildings should be checked for nesting birds before removal;
- **Vegetation Retention;** The hedgerow and trees on the southern boundary should be retained in their entirety, as this is the section of the site used by the vast majority of species. It has been shown that bats and other small mammals are making use of this feature;
- **Direct Lighting Planning;** Lighting of the southern boundary hedge should be avoided to avoid disturbance to bats;
- **Species Movement;** The provision of gaps or small access points in fences for species movement (hedgehogs);
- **Additional Planting;** Planting of trees or hedgerow along boundaries and walkways to create a valuable network for mammals and feeding and commuting bats. This planting would also compensate for the fragmented strip of plating adjacent the road. This planting should include native nectar and pollen rich flowering species; and,
- **Bird Box Installation;** Installation of bird boxes at locations across the site.

No interpretation measures were proposed or conditioned as part of the planning permission. This document has been developed to detail and specify the locations and extent of the proposed measures along with a schedule (where possible) of when these works should take place. **Figure 1** of this document provides a proposed site plan with the biodiversity mitigation measures and extend detailed.

This report focuses on the measures as detailed in the approved planning permission, however other measures including wider area planting design and construction mitigation plans should also be considered. These details are included in the Construction Environmental Management Plan (CEMP) and landscaping plan for the development.

## 4. VEGITATION CLERANCE

### 4.1 Specification

Clearance works are limited to a section of hedgerow on the western boundary of the site. Ground vegetation and ground nesting birds can often be overlooked so care should be taken when access and egress to the site may cause disturbance or damage to nests. No trees are to be removed, however clearance works adjacent to retained trees or tree remedial work may lead to established nests being abandoned, exposure to the elements or predation.

### 4.2 Timetable

Any vegetation clearance (including tree or hedge cutting) or site clearance where required must be undertaken outside of the bird nesting season (1<sup>st</sup> March- 31<sup>st</sup> July). When tree or vegetation clearance must be undertaken during the nesting season, a pre works survey will be required by a suitably experienced and qualified ecologist.

## 5. VEGITATION RETENTION

### 5.1 Specification

The hedgerow and trees that are located on the southern boundary of the site will be retained in their entirety as this section of the site has been identified as being used by the vast majority of identified species on site; bats and small mammals. This area is highlighted on Figure 1.

### 5.2 Timetable

To ensure protection of this section of hedgerow heras fencing will be erected (specification as detailed in the CEMP) along the entirety of the hedgerow prior to the commencement of main construction works. This fencing must be maintained for the duration of construction works.

## 6. LIGHTING

### 6.1 Specification

Direct lighting of the southern boundary will be avoided as this could causes disturbance to commuting and foraging bats and the wider habitat. Lighting on site must follow the Guidance Note 08/18 as stated in 'Bats and Artificial Lighting in the UK'. In summary, the following guidance must be followed;

**Type of Lamp** – The impact can be minimised by the use of low or high-pressured sodium lamps instead of mercury or metal halide lamps where glass glazing is preferred due to its UV filtration characteristics. Alternatively, LED lighting can be used as these contain no UV components and show low insect attractiveness.

**Luminaire and Light Spill** – Lighting should be directed to where it is needed and light spillage avoided, this can be achieved by using accessories such as hoods, cowls, louvres and shields to direct the light to the intended area

**Lighting Column** – The height of lighting columns in general should be as short as possible to reduce ecological impact. The light should be as low as guidelines permit.

**Movement Sensors** – Many security lights are fitted with movement sensors which, if well installed and aimed, will reduce the amount of time a light is on each night.

### 6.2 Timetable

The lighting specification is applicable both during construction and for the permanent development lighting scheme. Lighting during construction must be limited to the same extent as permanent post completion lighting. Detail on construction lighting is included within the CEMP.

## 7. SPECIES MOVEMENT

### 7.1 Specification

To enable access across the site (including through gardens) penetrations in fencing and boundary treatments will be integrated at design. Dependant on situation suitability this must include gaps under/ created in fences, or post and rail fencing installed throughout site to prevent exclusion and allow hedgehogs and badgers to forage and commute across the habitat.

Solid fencing should contain cut holes at the base of the fencing set at 130mmx130mm to enable hedgehog transit. These holes/ gaps should be cut linking gardens and preventing direction of transit towards roads. Examples of fencing and fencing penetrations are included on figure 1.

### 7.2 Timetable

Once final fencing design has been established, it is recommended that the advice of an ecologist is sought to review the fencing layout as constructed and recommended fence hole locations. This should be carried out on completion of development to prevent interaction between protected species and construction work.

## 8. ADDITIONAL PLANTING

### 8.1 Specification

Hedgerows, trees and shrubs will be planted as ecological enhancement and to maintain connectivity to the wider habitat as identified in the sites landscape plan and Construction and Environmental Management Plan (CEMP). Hedgerow planting will be carried out between November and early May. The planting will be undertaken in a staggered double row with spacing approximately 450mm between rows (dependant on available space) with a random native species mix with a density of approximately 5 plants per square meter (dependent on size of plants). Protection and support will be provided by using 400mm high plastic spiral rabbit guards and a 750mm stake or cane for each plant. To ensure the hedge provides a good habitat, favoured native species will be planted, including; Blackthorn, Hawthorn, Holly, Honeysuckle, Guelder rose, Hazel, Field maple, Ash, Hornbeam, Wayfaring tree, Oak and Bramble. At least some of these species should be included in the final landscaping and planting plan. Hedgerow planting will enhance the ecological worth of the site post development.

Maintenance must include adequate watering and fertilising to ensure good establishment of plants. All dead, diseased and damaged plants must be replaced where required. It is important to note that during development, if dormouse or any other protected species are identified a suitable ecologist should be contacted for advice.

The most important section of additional planting is highlighted within Figure 1 of this document. The planting of new hedgerows in these areas will enhance connectivity and direct species transit away from the road network, the planting will also provide a visual screen of the development and enhance dark corridors via screening of light pollution at night.

### 8.2 Timetable

Enhancement must be undertaken during wider landscaping works at the latest. It is recommended that the planting as detailed on Figure 1 should be undertaken as early as possible to enable early establishment.

## 9. BIRD BOX INSTALATION

### 9.1 Specification

Nesting bird boxes will be installed consisting of purpose made sparrow terraces and swallow cups installed within mature retained trees along the southern boundary, focusing on enhancement of the area around the proposed new attenuation pond and within the proposed dark corridor zone. A minimum of 6 units will be installed to ensure good distribution across the boundary, the boxes



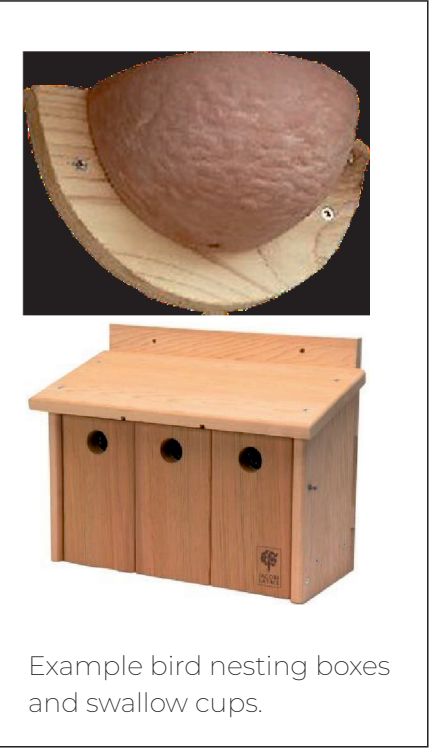
require installation 2-4m above ground level, facing directions between North and East in locations avoiding strong sunlight and prevailing wind (as detailed by current RSPB guidance notes). Examples are provided on Figure 1. Safe systems of work should be employed during installation.

## **9.2 Timetable**

Nesting boxes will be installed in the Autumn months, post nesting season, to enable time to establish at each location and be investigated by bird species prior to the next nesting season (March). The nesting boxes should be installed on completion of main construction works and in conjunction with landscaping works.





## **10. SITE ENVIRONMENTAL STANDARDS**

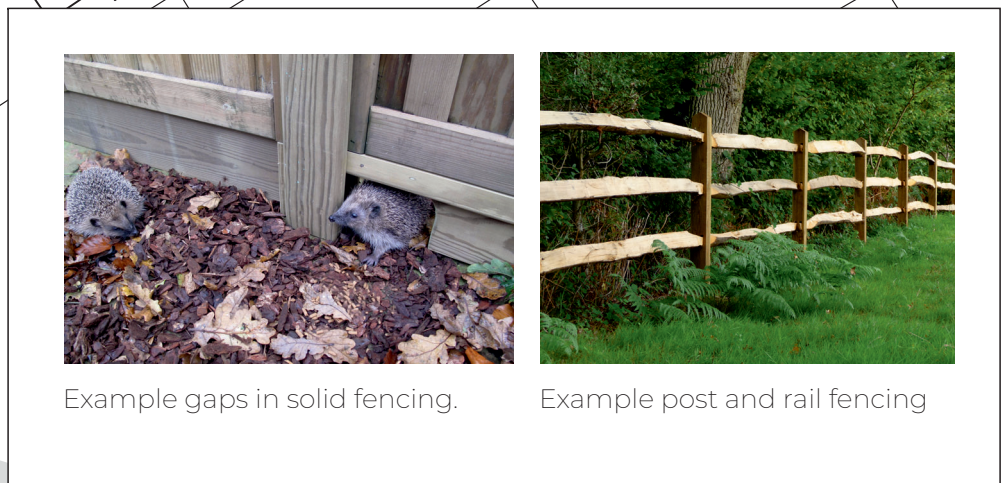
A Construction and Environmental Management Plan (CEMP) will be developed which details how construction operations must be managed for the duration of the development to minimise impact to wildlife and habitats on and adjacent to the development site. A site landscaping plan will also build on the minimum requirements set out in this report to ensure planting throughout the whole development is beneficial.



Example bird nesting boxes and swallow cups.

**KEY**

-  - Retained hedgerow (to be fenced off for protection prior to main construction works. Fencing as detailed in CEMP).
-  - Main zones of additional planting. Planting plan to be detailed in CEMP, but consisting of native species double row planting. (additional hedgerow and scattered tree planting to be undertaken as per landscaping plan).
-  - Bird box installation locations. Installation to be carried out post main development works, seasonal timing as detailed in this report. Ecological advise on locations to be sought at time of installation.
-  - Dark corridor. Lighting as detailed within CEMP and this document.



Example gaps in solid fencing.

Example post and rail fencing

Drawn	CB
Approved	CB
Date	21/04/2020
Scale	NTS
Original	A3



Client:	MR S. PEACHEY		
Project:	ECOLOGICAL MITIGATION & ENHANCEMENT SPECIFICATION MAIN ROAD, ROOKLEY		
Title:	PROPOSED LAYOUT AND GUIDANCE		
Project no:	NN766	Figure no:	R07-1
			Rev: 1

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