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# PLANNING STATEMENT

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## Wellow Fields

Ref: 852|9176

October 2023



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## APPENDICES

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- 1) SHLAA Assessment
- 2) IOWC Core Strategy Proposal Map

## 1.0 INTRODUCTION

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- 1.1 The application seeks outline residential consent on land served off Main Road, Wellow. The Site comprises 1.79 ha with 1.1 ha of land for the residential development and 0.69 ha left as an open space and wilderness area deliver environmental enhancements.
- 1.2 All matters are reserved, bar the means of access from the adopted highway. A future (Reserved Matters) application will consider the detailed layout, siting, scale and landscaping.
- 1.3 As confirmed by National Guidance, outline planning consents seek to establish whether the scale and nature of a proposed development would be acceptable to the Local Planning Authority (LPA) before detailed proposals are put forward, dependent on the parameters of the Reserved Matters.
- 1.4 An outline application allows fewer details to be submitted, but once the outline permission has been granted a Reserved Matters proposal (which is subject to a further application) will ensure further assessment beyond the acceptance in principle.
- 1.5 The application will consider all baseline material considerations to allow the principle of the land use and the site (and it's means of access) to be developed, subject to planning conditions. It sets the parameters of salient material considerations including the highway access, transport, ecology, arboriculture, drainage, flood risk and local amenities/interactions.
- 1.6 The application is supported by illustrative plans to help guide the Council in its decision-making process.
- 1.7 This planning statement (PS) reviews the hierarchy (and practical application/interpretation) of National and Local Planning Policy in order to define the objectives to deliver 'sustainable development' (and 'in accordance with'), and principally focussed on housing growth.
- 1.8 This PS has been created on behalf of the applicant, Redmer Developments. The PS works in composite with the wider planning submission package and does not set to duplicate content covered elsewhere. The PS will therefore not review detailed material considerations covered by other supporting reports which clearly identify the remit of work and the policies to which they relate.
- 1.9 The supporting statements accompanying this application are:
- Design and Access Statement
  - Flood Risk Assessment & Drainage Strategy (Mayer Brown, June 2023)
  - Ecological Report (Woodside Tree Consultancy; Ref: AS/RD/0823; 24<sup>th</sup> August 2023)

- Reptile Survey (September 2023)
- 1.10 The focus of this PS seeks to:
- Define the proposal in detail.
  - Outline the context of the Site; inclusive of a synopsis of the pre-application consultations.
  - Identify which strategic policies are relevant to the determination, and which are out of date.
  - Define how those policies should be weighted and applied to the determination.
  - Review of other material considerations.
  - Define the S.106 Heads of Terms.
- 1.11 The scale of the development will of course be formally assessed through a future Reserved Matters application, although the illustrations identify that, subject to detailed design, a residential development can sit comfortably within the environment and without demonstrable impact.
- 1.12 When read in conjunction, it is clearly evident that the site is developable and deliverable. It can accommodate residential development through the appropriate means of access. It will not have an effect on existing residential amenity, Arboricultural/hedgerow implications, foul & surface water drainage infrastructure nor ecology. It can future proof any intended allocations and is 'deliverable', as identified by the Strategic Housing Land Availability Assessment (SHLAA – IPS096).

## 2.0 PROPOSAL

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- 2.1 The development site is 1.79 ha. The matters to be considered via this outline application include the principle of (residential) development and the means of access. However, the submission is accompanied by detailed illustrative plans which show approximately 1.1 ha of land for the residential development and 0.69 ha left as an open space and wilderness area deliver environmental enhancements.
- 2.2 50% of the housing stock will be secured for on-site affordable housing (mixed tenure). This will be controlled by the S.106 Agreement.
- 2.3 The *illustrative* layout shows three dwellings fronting Main Rd, then a curved road enters the site from Main Road with the thirteen dwellings situated each side of this access road. This

layout has been revised and refined following two pre-application submissions with the IOWC. See Section 5.0 (and the Design and Access Statement).

- 2.4 The Reserved Matters application will ensure that each property will benefit from off road car parking in accordance with the IOWC's Supplementary Planning Document (SPD) entitled 'Guidelines for Parking Provision as Part of New Development' (January 2017).
- 2.5 The Reserved Matters application will ensure that each property will benefit from either individual or communal refuse and recycling store/bins, in accordance with the IOWC's SPD entitled 'Guidelines for Recycling and Refuse Storage in New Developments' (January 2017).
- 2.6 It is proposed to deal with foul flows through use of a package sewage treatment plant and its discharge will be subject to Environment Agency (EA) consent. Whilst there is public sewerage infrastructure crossing the site, this is a rising main installed as part of the 'Seaclean Wight' Scheme, which is a pumped sealed system and as such connections cannot be made directly to it. There is a public sewer network to the west of the site, however, this is approximately 900m away from the site and substantially further than the Environment Agency's guidance and therefore will not be appropriate or practical to connect (and exceeds the distance for connection under EA's guidance).
- 2.7 The system put forward (part of the Bio Bubble range) has been selected due to both its excellent general treatment of foul waste, but also due to how well it treats Total Nitrogen.
- 2.8 However, mitigation is required to ensure the development is nitrate neutral. A nitrate budget calculator has been undertaken which shows a total annual nitrogen load to mitigate is 22.18 kg Tn/year. Appropriate mitigation in the form of planting, and/or credits is proposed.
- 2.9 An indicative surface water drainage strategy has been submitted. The geology of the site does not allow for good permeability or infiltration and therefore the existing ditch along the western boundary, via attenuation storage and a flow control device, represents a SUDS compliant option to dispose of surface water. The Flood Risk Assessment & Drainage Strategy proposes a single attenuation tank, utilising Aquacell type crates (or similar). This feature will be 'on-line', with a Hydrobrake flow control activating during heavy storm events in peak flow scenarios to limit the flow rate, filling the tank and allowing water to be discharged to ditch at a controlled rate. The required storage has been designed on the basis of MicroDrainage analysis of the likely contributing areas arising from the construction of the development.

- 2.10 This is seen as the best method of providing surface water attenuation, considering the topography of the site and will create a SUDS and Building Regulations compliant surface water drainage design acceptably dealing with such flows.
- 2.11 Furthermore, there will be no change to the hydraulic flow characteristics in the channel of the ditch on the western side of the site. The proposals to provide attenuation storage for surface water flows, based on calculations from industry standard design software (Microdrainage) and using a 40% allowance for climate change, will ensure that the proposal will not increase flood risk elsewhere.
- 2.12 The reserved matters application or a planning condition can be imposed to agree final details.
- 2.13 The development safeguards all trees and hedgerows where possible with some minimal removal and relocation of hedgerow at the access, but this is framed by mitigation and enhancements, including landscaping within the wilderness/open space area to the rear and hedge planting within the interior.
- 2.14 Furthermore, a Hedgerow Regulations Assessment (HRA) for the boundary with the roadside has been undertaken (noting the need for some removal for the access). This concluded that whilst it is afforded protection due to its length, it does not qualify as 'Important' under the Regulations (see Ecology section).

### 3.0 BACKGROUND CONTEXT

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- 3.1 The following section provides background context to demonstrate why this site is not isolated and thus is relatively sustainable location for new housing.

#### **Housing Needs Surveys and Strategic Housing Market Assessment**

- 3.2 As defined by the NPPF (and supporting guidance) the establishment of a housing need is not an exact science. There are three primary LP policies (if they are given weight in NPPF terms) that influence 'the mix'; albeit at present the Council recognise (in planning determinations) that applicants do not need to demonstrate a need for housing.
- 3.3 Policy DM3 (Balance mix of housing) recognised the importance of the Strategic Housing Market Assessment (SHMA). The Council suggest they will support development that provides for an appropriate housing mix in order to create 'inclusive and sustainable communities'. It is that balance and contribution which the development provides. The exact mix does not

have to replicate the SHMA (or Housing Market Assessment (HMA)) as site specific considerations are material to achieving the correct balance.

- 3.4 The Housing Needs Assessment (GL Hearn, May 2022) updated the 2018 HNS version. The 2018 HNS divided the Island into sub-area. The 2018 HNS identified the following open market housing mix will be required for this sub-market area (table 71): 7% 1-bed; 33% 2-bed; 44% 3-bed; 16% 4-bed. Affordable housing ownership and affordable rental emphasised 2 and 3 bedrooms.
- 3.5 The 2022 HNS did not split the housing mix into these sub-areas but sets out an overall Island suggested mix as follows:
- Open market: 1-bedroom: 7%; 2-bedrooms: 33%; 3-bedrooms: 44%; 4+-bedrooms: 16%
  - Social/affordable rented housing: 1-bedroom: 40%; 2-bedrooms: 30%; 3-bedrooms: 25%; 4+-bedrooms: 5%
  - Affordable Home Ownership: 1-bedroom: 20%; 2-bedrooms: 40%; 3-bedrooms: 30%; 4+-bedrooms: 10%
- 3.6 An outline consent will agree the principle of residential development. The future Reserved Matters application will then provide a range of house sizes and types to meet the need and appropriate mix. This can be given positive weight in the planning balance.
- 3.7 In conclusion and against the backdrop of the Housing Deliver Test, the proposal can be given significant positive weight.

#### **Shalfleet Parish Council Housing Needs Survey**

- 3.8 Shalfleet Parish Council (of which Wellow is within) undertook a Housing Needs Survey published in May 2013 – this was to cover 2013 to 2018. No further survey has since been published. As this is now over ten years ago, it should be considered very dated. Furthermore, it had a low response rate (approximately 20%). The results of this survey estimated that an additional 24 homes are required over the next 5 years to meet the needs of local residents and to encourage a greater diversity in the population of the Parish. 75% of the new housing should be classified as 'Affordable' in order to support the SPC objectives of creating a greater diversity in the households within the Parish. This can be given neutral weight in the planning balance.





- The site is not located in a conservation area and there are no listed buildings [sic] close by.
- The site is close to existing residential, no compatibility issues are envisaged.
- The SHLAA steering group state that the site is in part suitable. Whilst there is no settlement boundary within Wellow a small amount of development to serve local need may be acceptable due to its location. The café does sell some produce and the bus service is fairly regular. Small area of frontage development is possible.

3.14 The SHLAA Panel agreed with the steering group and stated that:

*“Appropriate site can be accessed. Could be affordable housing – similar to the Bembridge scheme for local people. Consider site carefully, frontage to be in keeping or frame open space”.*

3.15 The final conclusion was that:

*“Further consideration has been given to the site's suitability and yield. It is considered that the site yield could increase to provide up to 15 dwellings with development framing the village green as well as road frontage. Conclude site is deliverable and could be considered for allocation”.*

This can be given positive weight in the planning balance.

### **Emerging Island Planning Strategy**

3.16 The Council is currently preparing a new local plan called the Island Plan Strategy (IPS). There have been several drafts and a public consultation has taken place, however, since then further changes are being made before it goes out to consultation and before it is examined by a planning inspector. The plan at this stage is only given minimal weight.

3.17 The 2018 draft plan stated (at paragraph 3.24) that *“There will be planned for growth in Wellow that will contribute to the sustainability of the settlement, especially by achieving the delivery of affordable housing. Development will be located to create a central point around the Millennium Green, and not extending the linear form of the settlement. The introduction of the West Wight - Newport cycle track will provide leisure, commuter and tourism opportunities to the benefit of the community”.*

3.18 The draft plans include a settlement status and for the West Wight Area, Wellow is included as a ‘Sustainable Rural Settlement’ in their hierarchy of settlements – a further indication of Wellow being a sustainable location for housing.

**Location and services/facilities**

- 3.19 As already set out, the site is not within a defined settlement boundary and comprises a hamlet within a rural area. However, this comprises a number of houses within a mainly linear layout along Main Road (then with the projection of housing along Wellow Top Road to the east). This linear form continues to Thorley, to the west.
- 3.20 Close to the site are the bus stops (approximately 50m away) which provide a good bus service to Yarmouth and Freshwater and eastwards to Newport. A community hall (Wellow Literary Institute) is within close walking distance (approximately 195m along the roads). The Millenium Fields opens space and play area is adjacent to the site. West Wight Alpacas. A tourist attraction is approximately 280m westwards, and this includes a café and a shop which does sell basic groceries. Thorley, to the west, has a church.
- 3.21 In close proximity to links to the proposed West Wight Greenway cycle path which will provide mostly off-road cycling (and pedestrians) to Newport and to Yarmouth and Freshwater. The scheme has the full support of the Council and much of the land required has been secured (agreement with landowners) and significant funding has been secured.
- 3.22 As set out in a recent committee report for Lee farm, the Greenway Cycle way will “allow a convenient cycle route to Yarmouth and Freshwater for residents of Wellow and Thorley, with the journey time being around 5 to 10 minutes to Yarmouth and around 20 minutes to Freshwater”.
- 3.23 These merits have been given significant weight in recent applications near to the Application Site – and as set out in Section 6.0 of this Statement. Therefore, this can be given positive weight in the planning balance.

**Housing Delivery Test**

- 3.24 The Housing Delivery Test (HDT) looks at the number of homes built in local authority areas over the past three years and compares these against the housing figure, using the Government’s standard method calculation for the Island.
- 3.25 Housing Delivery Test & 5 Year Housing Land Supply (Briefing note; February 2022) states that the Government’s latest Housing Delivery Test (HDT) score (published 14 January 2022) shows that:
- only 58% of the housing need has been delivered on the Isle of Wight over the three-year period to 31 March 2021 (this is only a slight increase from the 2020 figure of 54%).

- States that until such time as the Island Planning Strategy (IPS) is adopted the Government’s standard method housing need figure for the Isle of Wight is used. Authorities that fail to meet certain HDT scores have different planning sanctions imposed on them by Government with a view to stimulating appropriate action to help address the under delivery of housing.
- The Government’s planning sanctions to stimulate actions to address the under delivery of housing are as follows:

<i>HDT score</i>	<i>Planning sanction</i>
Under 75%	‘Presumption in favour of sustainable development’ (as per paragraph 11d of the NPPF)
Under 85%	Add a 20% buffer to any 5 year housing land supply calculations
Under 95%	Produce a Housing Delivery Action Plan

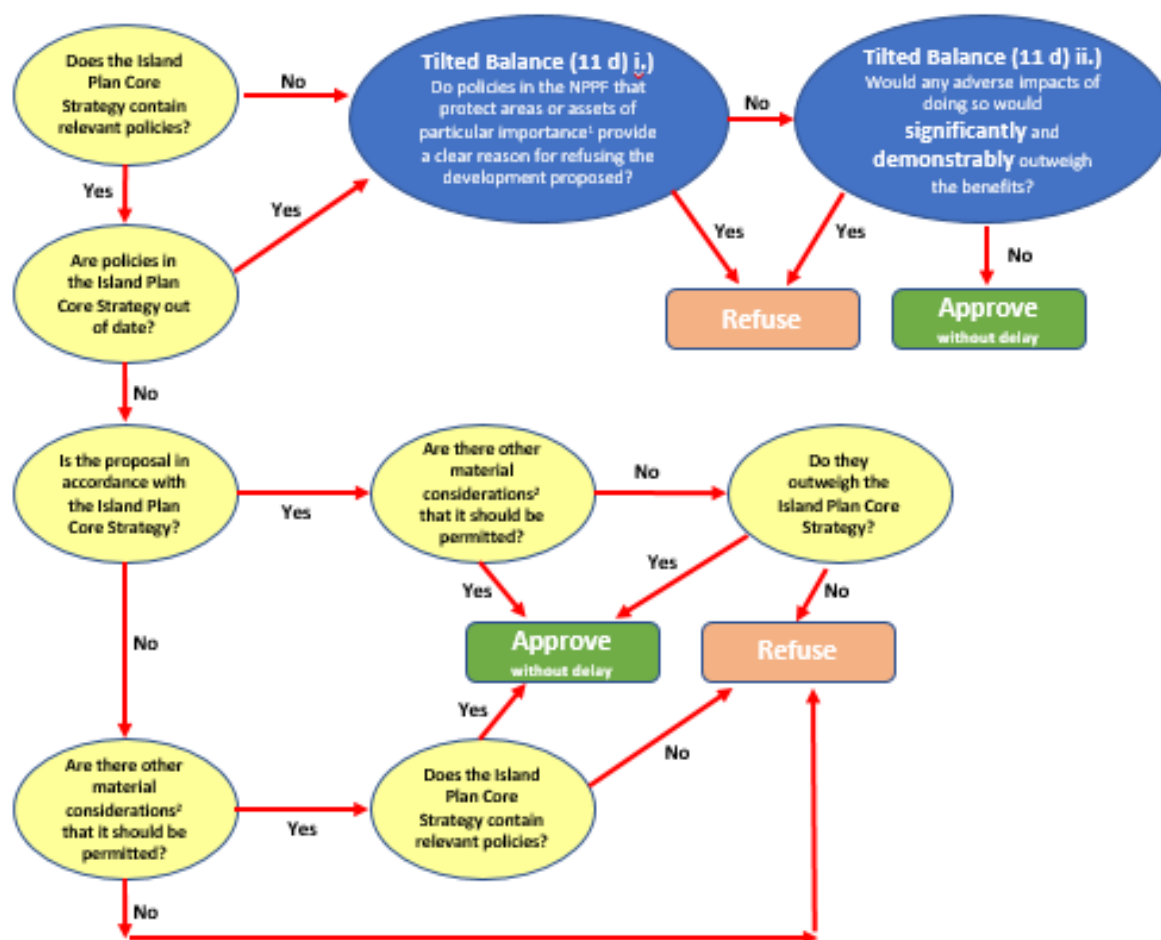
- Because of an HDT score of less than 75% in 2020 and 2021 the Isle of Wight Council currently has all three planning sanctions imposed.
- Paragraph 1.6 of this report states **“The presumption in favour of sustainable development means that the council’s adopted Core Strategy policies for housing are considered to be out-of-date, and this will remain the case until the HDT score increases to over 75% and the Council is able to demonstrate a 5-year housing land supply”**.
- With regards the impact of the 5YRHLS position on decision making, paragraph 2.6 of this report states: **“the IWC cannot demonstrate a 5 year housing land supply. Therefore in line with paragraph 11 (d) of the NPPF we have to apply the ‘presumption in favour of sustainable development’ when making decisions on planning applications (see paragraph 1.6)”**.

3.26 The Isle of Wight Council’s Five-Year Land Supply Five Year Land Supply Annual Position Statement (on 1st April 2021) outlines at paragraph 7.12 that **“the Isle of Wight Council considers that it cannot demonstrate a five-year land supply as of 1 April 2021, with only 4.0 years supply.”**

3.27 As a result, the Council is the subject of the **Presumption in Favour of Sustainable Development** that is set out within paragraph 11 of the NPPF. This means that certain requirements of housing related policies within the Island Plan are out of date, most notably the defined settlement boundaries and the housing numbers set out within policy SP2

(Housing). This matter is key with regards this scheme and how decision-makers should approach this – as set out in the graphic below:

**Paragraph 11 of the NPPF – The presumption in favour of sustainable development (and the ‘tilted balance’ )**



**NOTES**

<sup>1</sup> to include: habitat sites; SSSIs; Local Green Space; AONB; Heritage Coast; designated heritage assets; irreplaceable habitats (i.e. ancient woodland) areas at risk of flooding

<sup>2</sup> Emerging plan and policies at an advanced stage (i.e. close to adoption); SPD; Previous planning decision/appeal; statutory consultee comments etc.

Figure 2: NPPDF and the ‘tilted balance’

3.28 Against the Housing Delivery Test and Section 11(d) of the NPPF being triggers, this can be given significant positive planning weight. In composite with the local background evidence this weighs in considerable favour in the presumption to support.

## 4.0 PLANNING POLICY

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- 4.1 The current Local Plan (Island Plan Core Strategy) is coming towards the end of its life and now has out of date policies relating to housing. The Emerging Local Plan - the Island Planning Strategy (IPS) – is in its infancy and therefore does not hold any weight because the Council fails to progress beyond a Regulation 18 stage.
- 4.2 Prior to dissecting the NPPF and Local Plan (LP) in relation to the context of this PS, an important distinction should be defined about the weighting of policies and how they should be applied to the determination process.
- 4.3 Although the supporting reports have referred to the LP to define the local policy framework against each specific material consideration, this must be framed within the context of the LP being out of date in housing supply terms. Thus, although some Island Plan policies (when assessed against some specific material considerations) might not be out of date (in NPPF terms), the main strategic direction of the LP, as directed by Policy SP1 (Spatial Strategy) and SP2 (Housing) is out of date.
- 4.4 The IOWC has confirmed that the annual supply of housing completions has fallen short of the requirements defined by the NPPF. As discussed in section 3.0 the IOWC cannot demonstrate a five-year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); and housing completions are substantially below (less than 75% of) the housing requirement over the previous three years. This was historically targeted to 520 dwellings per annum, and then 641 dwellings (in 2018), as required by a 20% buffer.
- 4.5 In the recognition that the LP is out of date in housing supply terms the ‘presumption in favour’ (as defined by the NPPF) is given significant planning weight. Section 11 of the NPPF is triggered. As per figure 2, Section 11 confirms:

*“For **decision-taking** this means:*

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

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

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

*ii. 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"*

- 4.6 Therefore, in terms of the 'Island Wide' housing conditions, the focus is now given to the NPPF, hence making local strategic planning policies, including SP1 (Spatial Strategy) and SP2 (Housing) silent in NPPF terms. However, if the NPPF was not given primacy and the LP was given primacy, the proposal would still comply with the aims and policy objectives of SP1 and SP2.
- 4.7 Thus, the proposal is sustainable in both (policy) respects, albeit the critical question must defer back to section 11 of the NPPF within the determination process. This is given significant and overriding weight.

### **National Planning Policy**

- 4.8 The NPPF sets the Government's Policy for England. As defined by section 6 of this PS, the NPPF is given primacy as structured by section 11 (of the NPPF). This PS will only review the structural parts of the NPPF relevant to the content of this statement. More ancillary and detailed policies within the NPPF are covered within other parts of the submission.
- 4.9 The planning system fundamentally has 3 objectives to deliver sustainable development through economic, social and environmental goals. It is recognised that housing (and commercial development) supports strong, vibrant and healthy communities. The NPPF advocates that sufficient land is made available and which should be guided by local plans to define the right location. Policy SP1 and SP2 define the right location, albeit this is now out of date in NPPF terms. However, this still does not dismiss that the site is in the right location and is sustainable in all respects.
- 4.10 In the pursuit of sustainable development, Central Government wants to seek positive improvements to the quality of the built, natural and historic environment, which includes the encouragement of better design, as well as widening the choice for high quality homes. The widening of choice can include a variance of size, tenure and design (i.e. including LP Policies DM3, DM4, DM5 and the housing need assessment; if given weight in NPPF terms).
- 4.11 The NPPF indicates that policies and local plans should follow the approach of the presumption in favour of sustainable development and that "*development which is sustainable should be approved without delay*". To act without delay this application seeks full planning consent and correlates with the applicant's proven track record to deliver. The

applicants (now having undertaken all due diligence) equally want to react without delay and thus their objectives are aligned with policy.

- 4.12 As a core theme the Government has the following objectives (which the proposal secures):
1. To widen the choice of high quality homes.
  2. To approve development without delay that is sustainable and policy compliant.
  3. Proactively drive and support sustainable economic development in order to deliver homes, by taking a positive approach to sustainable development
  4. To boost significantly the supply of housing using local evidence to objectively assess need for market and affordable housing.
- 4.13 The National Planning Policy Framework, including its companion guide (Planning Policy Guidance) indicates that Local Planning Authorities should *significantly boost* the supply of housing, by the following:
1. Use their evidence base so that the LP meets the full needs of the market (within an area), consistent with the policies set out within the adopted framework\*
- \*This is now a moot point considering the LP is now out of date; albeit the proposal does deliver a wider range of dwelling types (including 50% variable affordable tenures) which will meet the needs of the market.
2. Provide a realistic prospect of achieving the plan supply and to ensure choice and competition in the market.
  3. To identify specific developable sites within the broad locations for growth, as set out by the adopted plan. The site also is 'Deliverable' via the SHLAA assessment.
  4. To set out an approach to deliver housing at a density that is reflective to local circumstance.
- 4.14 The framework confirms that Local Planning Authority must deliver a wide choice of quality homes, to create opportunities for ownership, sustainable, inclusive and mixed communities and as such delivering a mix of housing based on current and future demographic trends, identify the size, type and tenure and range of housing that is required.
- 4.15 In the context of the proposed site, one must take a strategic and localised view on the need and demand, so it meets the requirements now and in the future.
- 4.16 The NPPG (paragraph 014) states:

- Establishing future need for housing is not an exact science. No single approach will provide a definitive answer.
- Plan makers should avoid expending significant resources on primary research (information that is collected through surveys, focus groups or interviews etc. and analysed to produce a new set of findings) as this will in many cases be a disproportionate way of establishing an evidence base.
- They should instead look to rely predominantly on secondary data (e.g. Census, national surveys) to inform their assessment which are identified within the guidance.

4.17 Based on the framework one must conclude that:

- 1) A wide choice of quality homes must be provided.
- 2) We must plan for varied sizes, trends and future demographics.

4.18 The proposal delivers these goals. It can be given significant positive weight.

## 5.0 PRE-APPLICATION CONSULTATIONS

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5.1 Two Planning Consultations with the Council were submitted, the first in April 2021 and the second in February 2022. The first submission proposed 19 dwellings. The second submission proposed 18 dwellings. Consultations included a site visit and meeting and then written responses.

5.2 The Design and Access Statement sets out the schemes and responses on layout and design in more detail, however, key points made by the planning officer, particularly with regards the principle of housing on this site are set out here.

5.3 Key points made by the planning officer on the first submission included:

- Notes the site is outside of a settlement boundary and within the wider rural area but states that *“However, the site is effectively within the centre of the built form of Wellow and with bus stops in close proximity and as such this is not considered an isolated site as such. However, it is acknowledged there are no schools and very limited facilities in the immediate proximity of the site. Nevertheless, Wellow is an established rural community with numerous houses and also a Church in nearby Thorley, the community facility at Wellow Institute and an area of public open space/ children’s play area next to the site. In addition, West Wight Alpacas, although mainly a visitor destination/ farm, does include a*



*small bistro that also sells convenience items such as bread and milk. While the area does not benefit from all of the services and facilities required for everyday living and thus not suitable for large scale housing, when balanced with the need for housing across the Island and in rural areas, this does weigh in favour of the current proposals, given the advice below in terms of landscape impacts and provision of affordable housing”.*

- The Council has not delivered the amount of housing expected by Government and is not meeting its requirement for a 5-year land bank for housing.
- As such, the Council is the subject of the Presumption in Favour of Sustainable Development that is set out within paragraph 11 of the NPPF.
- The proposal would include a significant number of onsite affordable housing. Significant weight would thus be attached to this under-delivery of housing and the actual need for such affordable housing, noting that a housing association is suggested for this site (Vectis), which is positive.
- The site was put forward under the SHLAA (SHLAA ref IPS096) and is considered deliverable under the latest November 2018 SHLAA Report – with a yield of 15. Acknowledges that the inclusion and findings of a SHLAA site does not mean that the council would refuse a scheme or necessarily grant planning permission for residential development, however, it does suggest that this site has been considered a positive site for a similar number of dwellings.
- Refers to the Lee Farm planning application (21/00684/FUL) and suggests keeping track of its progress.
- Acknowledges there will be a visual impact as development on a greenfield site but significant weight would be given to need of housing and on-site affordable housing contribution.
- Reference is also given to the built form further east – with Wellow Top Road and its dwellings projecting south – the proposed development would project a similar distance south which would reduce this development’s prominence. However, good landscaping as suggested on the plans would be required with the land to the south landscaped and managed.
- Acknowledged that it would not be appropriate for housing to front the village green given the existing good hedgerows here and the third-party strip of land in-between.
- Concluded that such a scheme to provide a slightly reduced number of dwellings with over half being affordable housing would provide a much-needed housing provision in a location where such housing is required, noting also there is a lack of brownfield sites

which could achieve this here. If designed correctly, this housing could also reduce the visual impacts and fit into the character of the area, noting the southern projection of Wellow close by. Therefore, with such a design taking into account comments on the layout/design, it is considered the LPA could support such a scheme.

5.4 The key points made by the planning officer on the second response included:

- No change to the principle consideration of houses here, stating: it is still considered that such a scheme to provide a slightly reduced number of dwellings – by two ..., AND with over half being affordable housing (minimum) would provide a much-needed housing provision in a location where such housing is required, noting also there is a lack of brownfield sites which could achieve this here. If designed correctly, this housing could also reduce the visual impacts and fit into the character of the area, noting the southern projection of Wellow close by.
- Therefore, with *“such a design taking into account comments on the layout/design, it is considered the LPA could support such a scheme”*.
- In terms of layout and design, this response acknowledges the reduction in the scheme of one dwelling, however, they stated it would still need to be reduced by another two, for spacing and parking dominating plots (to the front of the properties).
- Need for a high-quality scheme with appropriate size/type housing for affordable units.
- Need for landscaping throughout the development.
- Ensure that the dwellings and layout does not appear urbanising or suburban. Detailed feedback about the layout/design was given.

## 6.0 NEARBY PLANNING APPLICATIONS

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6.1 Reference must be given to recent planning applications in close proximity to the Site for new housing. Key points from their assessment and decisions are raised below:

6.2 21/01401/FUL - Proposed 2 detached bungalows, parking and formation of vehicular access (Revised Plans) (Further information - Preliminary Ecological Appraisal) (re-advertised application) - Land Between Highfield and Rosehaven Main Road Wellow. This was Approved on 18/03/2022.

6.3 The following are key points from the Officer Justification report:

- Reference was made to the lack of a five year land supply and the under delivery of housing and that Policy SP1 is now out of date and therefore the assessment of this

application therefore needs to be in accordance with the presumption on favour of sustainable development [this has not changed]

- The report states that “Whilst it is acknowledged that the site is not in the most sustainable of locations, the fact that the site is not in the most sustainable of locations, the fact that the site is 500m walking distance to bus stops on an hourly bus route, the facilities within Wellow include a café/bistro and open space/play park nearby and the site is within close proximity to one of the links to the West Wight cycle route have been taken into consideration. The proximity to one of the links to the West Wight cycle way along Public Footpath S8 would provide the opportunity for alternative modes of transport to the car for future occupants, which benefits the sustainability of the site’s location allowing trips to Yarmouth by foot and on a bike. Furthermore, due to the sites location, the development would read as infill within an existing line of housing within the village and therefore would not result in isolated housing and deliver a windfall site that would make a small contribution to the requirement for housing.”
- It would provide much needed rural housing of a type identified as being required within the Housing Needs Assessment.
- “Given the lack of housing delivery, the fact that the site is within an otherwise developed frontage and links to alternative forms of transport, it is considered that the proposed housing would on balance, be acceptable.”

6.4 The current proposal differs from this approved scheme, with the higher number of units, but also that half of these will be affordable housing. The site also differs as whilst this approved scheme was seen to be an infill, it is further away from the ‘centre’ of Wellow and the bus stops. The Application Site is only approximately 50m from both bus stops. The location of these applications is shown on the image below (page 19).

6.5 It is noted that an application for two houses was refused (22/02280/FUL) for two dwellings at Land West of Alma Cottage Wellow Top Road. The reasons for refusal included visual impacts and also in an unsustainable location. However, this is outside of Wellow and again, differs significantly from the Application Site.

6.6 The current application at Lee Farm for the demolition of barns and storage buildings and construction of 16 dwellings and use of an existing holiday home as a dwelling (21/00684/FUL), has been ongoing for some time and had a resolution to grant at the planning committee in 2022 and again in September 2023 (to discuss a change in the required legal agreement regarding nitrates). The decision has not yet been issued and is waiting for the

revised legal agreement to be completed.

6.7 Lee Farm is to the west of the Application Site, on the edge of Thorley. Again, this application differs from the current one, and utilises existing previously developed land, however, in terms of location the following key points are raised from the original Committee Report:

- Acknowledges Thorley is a hamlet in a rural area but is a built-up area of housing and for “planning purposes considered to be a settlement in the context of the NPPF”.
- Refers to debates on this including case law and a Court of Appeal decision that concerned proposed development on the edge of a village that was made up of linear housing development. In the judgement of *Braintree DC v SSCLG, Greyread Ltd & Granville Developments Ltd (2017)* the Judge advised that ‘Whether a proposed new dwelling is, or is not, ‘isolated’ in this sense will be a matter of fact and planning judgment for the decision-maker in the particular circumstances of the case in hand.’
- Given paragraph 80 (formerly 55) of the NPPF which seeks to avoid isolated dwellings, Lee Farm is “located within Thorley and close to Wellow, which both comprise numerous houses laid out in a linear manner. The farm is linked to these developed areas, but more specifically Thorley and therefore it is considered that the site at Lee Farm is not isolated”.
- Acknowledges a lack of services that are required for everyday needs: “*However, Thorley does comprise a local Church, while nearby Wellow includes a community hall (Wellow Institute), a public open space and play area and a café/ bistro. There is a primary School (Shalfleet Primary School) located beyond Wellow, in Ningwood. These matters provide some moderate benefits towards the sustainability credentials for the scheme*”.
- Yarmouth and Freshwater are close by and provide a good mix of services and facilities.
- Refers to “Paragraph 105 of the NPPF advises that significant development should be focussed on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. The NPPF advises that this can help to reduce congestion and emissions and improve air quality and public health. But the NPPF also advises that opportunities to maximise sustainable transport solutions will vary between urban and rural areas and that this should be taken into account in both plan-making and decision-making”.
- The scheme proposes to provide “a significant section for the West Wight Greenway, a scheme that aims to provide a safe walking, horse riding and cycling route between the western edge of Newport, through to Freshwater Bay. This would utilise the former Isle of Wight railway track bed, thus providing a direct and level route for users. The scheme

has the full support of the Council”.

- That once constructed the Greenway route would “allow a convenient cycle route to Yarmouth and Freshwater for residents of Wellow and Thorley, with the journey time being around 5 to 10 minutes to Yarmouth and around 20 minutes to Freshwater”.

Lee Farm (21/00684/FUL)

Land Between Highfield and Rosehaven Main Road (21/01401/FUL)



The Site

Land West Of Alma Cottage Wellow Top Road (22/02280/FUL)

Image: Showing the Site and nearby planning applications

## 7.0 OTHER MATERIAL CONSIDERATIONS

### Design and landscape

7.1 The proposal has been informed by the site constraints and the outcome of pre-application discussions along with a desire to produce a high-quality environment for new and existing residents. The design aims to:

- Ensure that the proposal respond positively to the site and surrounding area.
- Provide a high quality development to Wellow.
- Provide high quality landscaping which can be enjoyed by existing and future residents, including the open space, which will also provide ecological enhancements.

7.2 Revisions to plans have taken into account the Councils feedback in terms of the indicative layout, which were refined during the second pre-application submission and discussion. The

Reserved Matters application will further address this, with consideration given to any windows etc. facing towards neighbours.

- 7.3 The site is situated within relatively flat land and whilst there will be some views from the south, these will be distant and against the backdrop of the houses along Main Road and the southern projection of Wellow Top Road. It is also noted also that along Main Road there are two cul-de-sacs of houses (in Thorley) as well as other houses, farms and buildings set off from the main road.
- 7.4 The development approach is sensitive to the local landscape character,) and visual amenity through the incorporation of a range of primary mitigation and enhancement measures. Any effects on the landscape or visual resource are localised, and in some instances beneficial.
- 7.5 The development will have some visual change from some locations, with the visual receptors most likely to be affected by the proposed development are those in close proximity of the Site. However, landscaping will provide mitigation and as above, the dwellings will be seen within the backdrop and setting of the existing houses.
- 7.6 Therefore, in terms of the planning weight, there will be some minor harm initially on some visual receptors, but this will be set against the backdrop of the existing built form of Wellow, noting the southern projection of housing along Wellow Top Road and that the proposed development would project to a similar position southwards and will be very close to this, separated by the village green/play area, and can be considered to be at an embedding stage. Once landscaping is established then there will be minimal impacts from only small visual receptors but most will become negligible/no effect. This can be seen as neutral at worst but rising to positive material weight once landscaping has been established. Therefore, it can be seen that the development will not be visually harmful.
- 7.7 The Reserved Matters will set out the design and layout and will ensure that the proposed development will not be overly prominent and will be in keeping in the street scene and the surrounding properties and thus will not have any significant impacts on the wider landscape or the AONB (which is some distance away). This layout has already been revised during the two separate pre-application discussions with the Council and has closely followed their advice. Thus, the proposal will be in accordance with Policies SP5, DM2, DM11 and DM12 of the Island Plan Core Strategy. This can be given positive material weight.
- 7.8 The scheme also meets Paragraph 130 of the NPPF in that it will: be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; be sympathetic

to the surrounding built environment and landscape setting; establish a strong sense of place (building types and materials); incorporate green open space which will promote health and well-being (as well as biodiversity). This can be given positive material weight.

### **Setting of listed buildings**

- 7.9 Whilst the SHLAA Assessment stated there are no listed buildings nearby, there are several relatively close - see Appendix 2. Approximately 22m from the closest point of the site is June Cottage, a Grade II listed building. This is oblique to the site and set back from its neighbouring property to the west (which is in close proximity to June Cottage). With trees and hedging and the separation with the road in between, and the proposed housing set further into the site, it is not considered that the proposed development will have an adverse impact on this building, nor on its setting.
- 7.10 To the west of the site and the other side of the adjacent neighbouring property Teazole Cottage, is Wellow House, a Grade II listed building. Given its situation to the other side of this neighbouring property and with the boundary treatments of both gardens and the site, it is not considered there will be any significant relationship between the site and this property and thus there would be no impact on the listed building or its setting.
- 7.11 To the east along Wellow Top Road are two listed buildings and a locally listed telephone box. These are separated by the village green/open space of Millenium Fields and with the boundary trees/hedging around this open space, along with the separations distance, there will be no impacts on these heritage assets or on their setting.
- 7.12 As such the proposal would be in accordance with Policies DM2 and DM11 of the Island Plan Core Strategy. This can be given positive material weight.

### **Access & Highways Considerations**

- 7.13 The internal road has been designed so as not to be visually intrusive, following advice given by IOWC during pre-application discussions.
- 7.14 The access will have acceptable visibility splays providing clear and safe egress into this road from the site as well as safe turning into the site. The numbers of vehicle movements anticipated from the development (noting this is only at Outline stage) will not be at a level where a full transport assessment is required.
- 7.15 Pre-application advice from the Council's Planning Officer set out that the location of the site for housing is generally acceptable and noted the close proximity to the bus stops. Whilst



there are no existing pavements along Main Road, the proposal includes a section of pavement along the frontage towards these bus stops, noting also the recent approval of a planning application for new dwellings which are located 500m away from the bus stops but was considered acceptable in that respect.

- 7.16 As discussed in the Design and Access Statement, accessibility on foot is good with a number of PROW nearby (including adjacent to the Site) and the positives of the proposed West Wight Greenway cycle path which will provide access to Yarmouth and Freshwater to the west and to Newport to the east. Two direct links to this proposed path will be in very close proximity to the Site.
- 7.17 Thus, the proposal will have pedestrian and cycle links to the services and facilities of Wellow, as highlighted by the Council's pre-application response, as well as to nearby Yarmouth.
- 7.18 Reserved matters and the layout will ensure that the Council's parking guidelines are met.
- 7.19 As such, the proposed development will not have an unacceptable/severe impact on the highway network and will comply with Policies DM2 (Design Quality for New Development), DM17 (Sustainable Travel) and SP7 (Travel) of the Isle of Wight Core Strategy. This can be given positive material weight.

#### **Drainage & Flood Risk**

- 7.20 As demonstrated in the submitted Flood Risk Assessment, the site is located in Flood Zone 1 and the site is not considered to be at risk of flooding from fluvial or tidal sources. This can be given positive material weight.
- 7.21 An indicative drainage strategy has been set out that will provide a positive drainage solution for the surface water from the site which will be directed to attenuation tank with a controlled discharged to the adjacent ditch. The scheme has been oversized (by 40% +) to future proof the drainage taking into account climate change. This can be given positive material weight.

#### **Nitrates**

- 7.22 Consideration has been given to recent European Court of Justice decisions relating to Ecology and potential harmful effects on the Southampton and Solent Waters Special Protection Area (SPA) as a result of nitrate enrichment.
- 7.23 The drainage strategy also sets out that foul will connect to a wastewater treatment plant. A nitrate budget calculator sets out the mitigation that will be required for the development.



Appropriate mitigation will be provided. The mitigation can be given neutral planning weight, whereas the woodland planting itself can be given positive material weight.

## Ecology

- 7.24 A Preliminary Ecological Appraisal (PEA) was undertaken in May 2019. This stated that the site consists of predominantly patchy maintained improved species poor grassland. The PEA concluded that from an ecological perspective that the species habitat and activity on site is limited to a potential reptile habitat adjacent to the hedgerow and recommended that a reptile protected species survey was undertaken to identify presence or absence.
- 7.25 A Reptile Survey was subsequently undertaken in July 2019. This recorded just one grass snake, although it likely forms part of a wider population occupying the surrounding landscape rather than the Site, and that it was using this location for movement and/or foraging. The Report concluded that it is highly unlikely that this species would ordinarily occupy the interior of the site and the lack of numbers indicate that its main egg-laying sites are further afield.
- 7.26 Given the time that has elapsed since these surveys were undertaken, a new PEA and Reptile Survey were undertaken just prior to the submission of this application. The PEA (August 2023) concluded that the Site consists of an agricultural parcel of improved grassland, which has become rank and invaded by scrub and ruderal vegetation due to a cessation of management. Its species composition is of low value, although the boundary hedgerows on the N, W & S sides do provide linear cover for feeding and breeding birds. The site is considered to be of limited ecological value. The PEA made recommendations to mitigate any likely impacts and ecologically enhance the site within a proposed development, noting the recommendations to provide connectivity for wildlife which presently are relatively poor. Such enhancements can be included within the Reserved Matters application and/or the imposition of planning condition(s).
- 7.27 As the proposal will involve a section of the hedge to be removed along the boundary with the road, a Hedgerow Regulations (1997) Assessment (HRA) was undertaken to clarify whether this hedgerow is afforded protection under the 1997 Hedgerows Regulations and identify whether the hedgerow is classified as “important” under this legislation. Overall, the outcome of this assessment was that the hedge is afforded protection under the Hedgerow Regulations 1997 as it is over 20m in length and adjacent to a field defined as agricultural use, although this was the only criteria it met (i.e. it does not meet the other criteria such as forming a parish boundary lane, support a scheduled monument, or of an historical nature). The HRA

concluded that whilst it is afforded protection, it does not qualify as “important” under the Regulations. This is due to a lack of required species diversity and associated features (for the ecological criteria), and it also did not qualify under the historical and archaeological criteria.

- 7.28 The proposed development will establish habitats to benefit wildlife and thus can be concluded that it will not have a negative impact on the site’s habitats, species, and ecosystems.
- 7.29 The site is within the Solent Special Protection Area (SPA) Buffer Zone and therefore mitigation under ‘Bird Aware’ is applicable and can be dealt with via a legal agreement. This can be given neutral planning weight.
- 7.30 The scheme will provide significant landscaping and biodiversity enhancements and will comply with Policies SP5 (Environment) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy and Government advice contained within the National Planning Policy Framework.

#### **Socio and Economic benefits**

- 7.31 As outlined in paragraph 8 of the NPPF, economic objective is one of the three sustainable development objectives for the planning system to achieve. Economic benefits will arise from the provision of housing especially on the Island which currently has a housing shortfall. The development would provide a number of jobs in the construction (and related) industry and wider supply chain in the short/medium term. There will also be ongoing maintenance costs and services required by future occupants of the dwellings, which will supplement the local economy and employment opportunities in construction and in other associated sectors. The House Builders Federation publication ‘The Economic Footprint of House Building in England and Wales’ (July 2018) indicates that for every home built, 3.1 jobs are created within the wider economy. This can be given positive material weight.
- 7.32 The proposal will provide housing in relatively close proximity to services, facilities and employment opportunities, whilst limited in Wellow and Thorley, the towns of Yarmouth and Freshwater are in close proximity. As such, additional residents would support the nearby shops, services and facilities, which all would benefit from a greater catchment population to serve, thus supporting the local economy. This can be given positive material weight.
- 7.33 The House Builders Federation publication ‘The Economic Footprint of House Building in England and Wales’ (July 2018) sets out the overall economic footprint created by new housing

and that in 2017 around 224,000 houses were built in England and Wales and that this contributed directly and indirectly to the economy including:

- 698,000 jobs (239,000 directly employed in construction).
- Resources for public services: 2.7bn of tax paid; £4.2bn of new affordable housing; £841m for infrastructure (including £122m on new and improved schools).
- £45m invested in open space, community, sport and leisure facilities.
- £5.9bn spent in local shops and services by residents of new homes; a further £1.2bn is spent to make these houses “feel like home”.
- £12bn invested in land and buildings for homes.
- £11.7bn spent on suppliers (of which 90% stays in the UK).

- 7.34 The proposal would make a proportionate/significant contribution and therefore can be given positive material weight. On the assumption that 16 dwellings would deliver (as per the illustrative layout) around 2400m<sup>2</sup> of buildings (over two floors) this would equate to a current contract rate of £5,280,000 (when based on £2200 p/m<sup>2</sup>). That value would be directed into the local economy and support a wide variety of trades, suppliers, and contractors (both new and old).
- 7.35 The site is deliverable in the next 1-5 years. The developer is a local and there are no technical reasons why the site cannot come forward to provide much needed housing, including affordable housing, on the Island.
- 7.36 Social benefits will arise from the proposal as per Paragraph 8 of the NPPF and the social objective, one of the three sustainable development objectives for the planning system to achieve. On-site affordable housing will be provided, significantly above the required amount – 50 % is proposed, with the site being appropriately close to the services and facilities of Wellow as well as the bus stops providing a good service to the close towns of Yarmouth, Freshwater, as well as to Newport.
- 7.37 Section 8 of the NPPF promotes healthy and safe communities with paragraph 92 seeking to enable and support healthy lifestyles through the provision of safe and accessible green infrastructure and layout that encourage walking and cycling. Paragraph 98 requires developments to provide access to high-quality open spaces and provide opportunities for sport and recreation as they make an important contribution to the health and well-being of communities. The proposed residential development will provide recreational open space for use by the existing and future residents, making an important contribution to the health and

well-being of the local community in accordance with NPPF. The proposals include the provisions of 0.69 hectares of open space providing open space, amenity value with the opportunity for residents to meet and socialise. This can be given positive material weight.

## 7.0 S.106 HEADS OF TERMS

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- 8.1 The proposal will secure, by way of S.106 agreement, a number of objectives to make the development acceptable. The Heads of Terms relevant to the agreement are defined as follows:
- 1) 50% on site affordable housing (mixed tenures).
  - 2) SPA Mitigation in line with Bird Aware.
  - 3) Financial contributions for education, if required and demonstrated.
- 8.2 The above mitigation can be given neutral weight as it enables any harms to be adequately resolved. Any enhancements noted above can be given positive material weight.

## 8.0 CONCLUSION

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- 9.1 The proposal seeks outline consent for residential development and the means of access from Main Road. Illustrative plans show 16 houses of mixed tenure and with 50% for affordable housing.
- 9.2 The housing is in a relatively sustainable location, close to the albeit limited services within Wellow and Thorley and as highlighted by:
- The Council's pre-application advice.
  - The inclusion of the site within the SHLAA assessments.
  - IOWC assessment and approvals of applications in close proximity.
  - The Emerging Island Plan Strategy and inclusion of Wellow as a 'Sustainable Rural Settlement'.
- and should be approved in accordance with Paragraph 11 of the NPPF, as there are **no adverse impacts** that would significantly and demonstrably outweigh the benefits. Substantial positive planning weight must be given to this.
- 9.3 To re-emphasise the context of Section 3 of this statement, it confirms the presumption to grant permission, unless (1) policies in the Framework protect areas or assets of particular

importance, (2) there is a clear reason for refusing the development and (3) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits (as a policy weighting in favour of the benefits vs. **only** significant and demonstrable impacts). In the context of the proposal there is no framework within the NPPF (or Island Plan, if treating that to be material) to protect the area/site, nor is there any specific asset to be protected. There is no clear reason or significant or demonstrable impacts; nor ones to outweigh the benefits arising.

- 9.4 Planning law requires that applications for planning permission be determined in accordance with the development plan (Local Plan (LP)), unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan (LP) and is a material consideration in planning decisions. Importantly Local Planning Authorities must determine applications on planning grounds only and based on the LP and NPPF.
- 9.5 The planning system therefore recognises that housing (and commercial development) supports strong, vibrant and healthy communities. The NPPF advocates that sufficient land is made available and which should be guided by local plans to define the right location. Policy SP1 and SP2 define the right location, albeit this is now out of date in NPPF terms. However, this still does not dismiss that the site is in the right location and is sustainable in all respects.
- 9.6 Furthermore, its development will contribute to the three dimensions of sustainable development; economic, social and environmental and there are no technical reasons that prevent the delivery of the site. Its development will make a positive contribution towards meeting housing need in Wellow and on the Isle of Wight generally.
- 9.7 The planning submission and technical reports, clearly demonstrate that there is no material planning reason why the dwellings would not be deliverable and that in the planning balance and according to Paragraph 11 of the NPPF, substantial positive weight can be afforded to this proposal.
- 9.8 The proposed development has been informed by an assessment of the site characteristics and context which provide the Local Planning Authority with the ability and assurance that the design and layout can be controlled through Reserved Matters to ensure that it provides a suitable, appropriate development that responds to the site's characteristics and integrates with surrounding development.
- 9.9 As highlighted, there are very significant benefits that will be delivered by the proposal. All decisions on planning applications should be based on applying the "planning balance".

9.10 The following can be given substantial positive weight:

- 50 % of housing will be on-site affordable housing.
- It is located within a relatively sustainable settlement close to some facilities and on a main bus route.
- This housing would directly support the facilities and the bus services.

These can be given substantial positive weight.

9.11 The Council's consideration of the site through the SHLAA assessments and advice via two pre-application responses demonstrate that this scheme would provide clear benefits for the community of Wellow, including:

- Provision of 16 dwellings (illustrative as Outline application) where there is a significant shortfall in the delivery of housing—substantial positive weight.
- A range of housing types and sizes to accommodate households through various stages of life—substantial positive weight.
- The development is compatible with the character of the settlement.
- Provision of wilderness/open space providing recreational space, additional landscaping and enhanced biodiversity.
- Economic benefits associated with new housing.
- The site is deliverable in the next 1-5 years – there are no technical reasons why the site cannot come forward.

These can be given substantial positive weight.

9.12 The following can be given positive weight in the planning balance as there is no harmful impact:

- The indicative layout has been designed so as not to adversely impact on neighbouring properties.
- Highways Impact: this proposal offers a suitable means of access with Main Road.
- The FRA demonstrates that there is no negative impact from this proposal.
- The Ecological Appraisal (PEA) demonstrates that there are no potential issues with ecology that should preclude development of this site (and as above there are biodiversity enhancements).

9.13 The following can be given moderate weight in the planning balance:

- The early delivery – an opportunity to deliver accommodation that the LPA agree they need.
- The scheme will generate construction and other associated jobs and economic benefits.

9.14 The following can be given limited weight:

- The development will have some visual impacts from some locations; however, this will be relatively minimal, and landscaping will provide mitigation including the open space/wilderness area to the rear of the site.

9.15 The Proposal is sustainable development and is suitable and supportable and thus should be given significant material weight. There are **no adverse impacts** that would significantly and demonstrably outweigh the benefits - there are significant benefits that will be delivered by the proposal. All decisions should be based on applying the “planning balance.” That balance is clearly in favour.


## Appendix 1 - SHLAA Assessment: IPS096

**SHLAA Site Assessments - Deliverable** SHLAA Ref No:

SHLAA Ref No:  Site Area:

Site Address:

Site location



Site Description:

**Stages A and B - Discounting**

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	The site is located in FZ1 and is not class 1 or 2 agricultural land	<input type="checkbox"/> Discount

**Stage C - Assessment - Suitability**

Proximity to settlement:	Wellow does not have a settlement boundary
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site
Potential landscape impact:	The site is not located in an AONB. It is located in the village but with no development to the south. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site can be accessed from the Main Road in Wellow.

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**SHLAA Site Assessments - Deliverable** SHLAA Ref No:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities:  Agricultural land class:

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked  
 Site available if ticked

**Stage D - Assessment - Availability**

Availability:

Put forward for:

Conversion?:

Rural exception?:

**Stage E - Assessment - Achievability**

Steering group's conclusions:

Indicative yield:   Site achievable if ticked

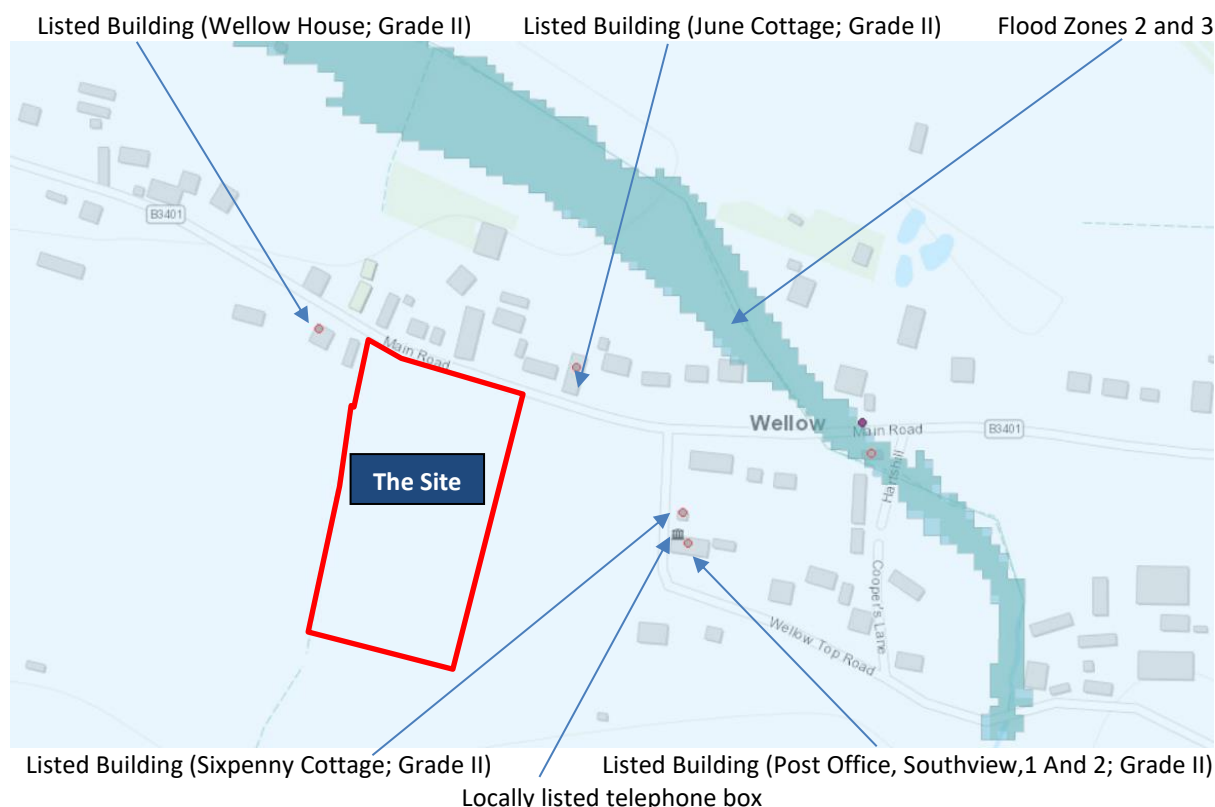
**Stage F - Assessment - SHLAA Panel Comments**

Panel comments:

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<b>SHLAA Site Assessments - Deliverable</b> SHLAA Ref No: <input type="text" value="IPS096"/>	
<b>Stage G - SHLAA Conclusion</b>	
Final conclusions:	<div style="border: 1px solid #ccc; padding: 5px;">Following the panel discussions and the overall SHLAA assessment process, further consideration has been given to the site's suitability and yield. It is considered that the site yield could increase to provide up to 15 dwellings with development framing the village green as well as road frontage. Conclude site is deliverable and could be considered for allocation.</div>
The site is considered:	<input type="text" value="Deliverable"/>
	<input checked="" type="checkbox"/> Site could be considered for allocation if ticked
	<input type="checkbox"/> Site is suitable for BFR if ticked
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## Appendix 2 - IOWC Core Strategy Proposal Map



### Listing entries:

June Cottage (List Entry Number: 1292688)

Cottage. C18 altered in C20. Built of stone rubble the left end which faces the road rendered. Half-hipped thatched roof with eyebrow dormer and swept over porch and central brick chimneystack. 2 C20 windows and brick porch. Attached to left is small C19 extension, rendered with slate roof and C20 brow. Interior has exposed floor joists.

Wellow House (List Entry Number: 1209388)

Formerly known as: Blake's Farm MAIN ROAD Wellow. House. C18. Built of coursed stone rubble with tiled roof and right end brick chimneystack. 2 storeys'2 windows. 16-pane sashes with cambered head linings. Central pedimented wooden doorcase with pilasters plaque with carved dog and 6 panelled door, the top 2 panels glazed.

Sixpenny Cottage (List Entry Number: 1292690)

Cottage. C18 altered C20. Built of coursed stone rubble with brick quoins and dressings. Thatched roof forming eyebrow dormer and sweeping over porch with right end brick chimneystack. 1 1/2 storey 1 window. 1930 metal casement window. C20 lean-to addition to left.

Post Office, Southview (List Entry Number: 1219816)

Pair of cottages, shop and post office. Nos 1 & 2 are C18, part of shop and post office are C19. Original part is an C18 T shaped building of coursed stone rubble with red brick quoins and dressings and thatched roof with 2 brick chimneystacks. 2 storeys 5 windows. C19 casements. Deep plinth. C20 glazed porches. Left side elevation is stuccoed. P.O. is C19 extension to rear, rendered with slate roof and 1930s metal framed casements. Also flat roofed C20 extension to shop.

## WINCHESTER

BCM, The Old Dairy, Winchester Hill, Sutton Scotney,  
Winchester, Hampshire SO21 3NZ, UK  
T 01962 763 900 E [info@bcm.co.uk](mailto:info@bcm.co.uk)

## ISLE OF WIGHT

BCM, Red Barn, Cheeks Farm, Merstone Lane,  
Merstone, Isle of Wight PO30 3DE, UK  
T 01983 828 800 E [iow@bcm.co.uk](mailto:iow@bcm.co.uk)

## OXFORD

BCM, Ouseley Barn Farm, Ipsden  
Wallingford, Oxfordshire OX10 6AR  
T 01865 817 105 E [oxford@bcm.co.uk](mailto:oxford@bcm.co.uk)